

# HOUSING NOW

## Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2014

### Highlights

- Total housing starts trended lower in April
- High rise activity was concentrated within the City of Toronto while low rise activity was spread out across the GTA
- Job growth, lower mortgage rates and warmer weather contributed to increased sales of existing homes

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Figure 1



\* SAAR<sup>1</sup>: Seasonally Adjusted Annual Rate.

<sup>1</sup> The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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## Housing Market Overview

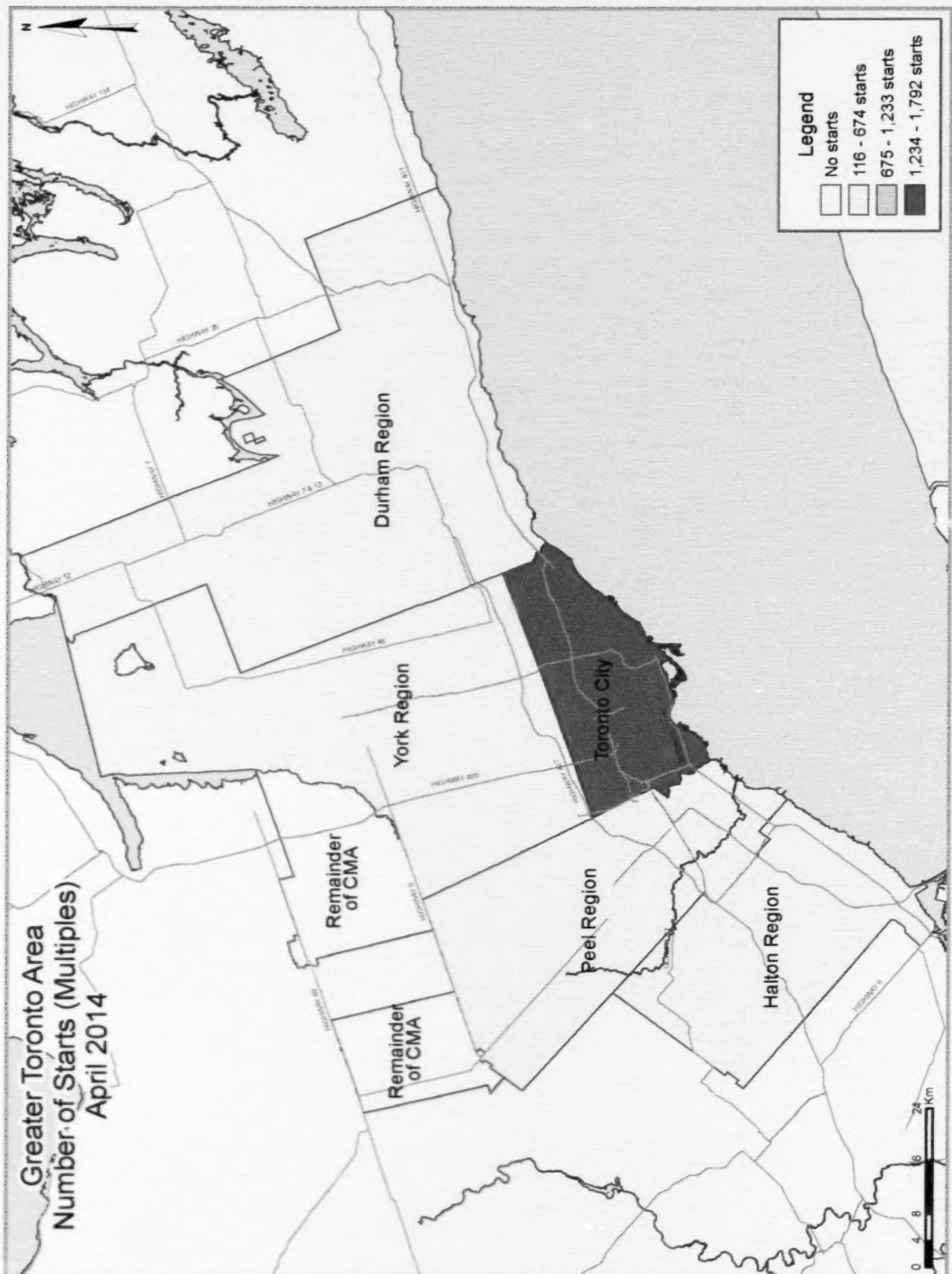
Housing starts in the Toronto Census Metropolitan Area (CMA) were trending at 32,666 units in April compared to 34,555 in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Starts of both new apartments and single-detached homes trended lower, reflecting slower sales in 2012 and 2013. The trend for semi and row home starts moved higher, as activity shifted towards the lower-priced low-

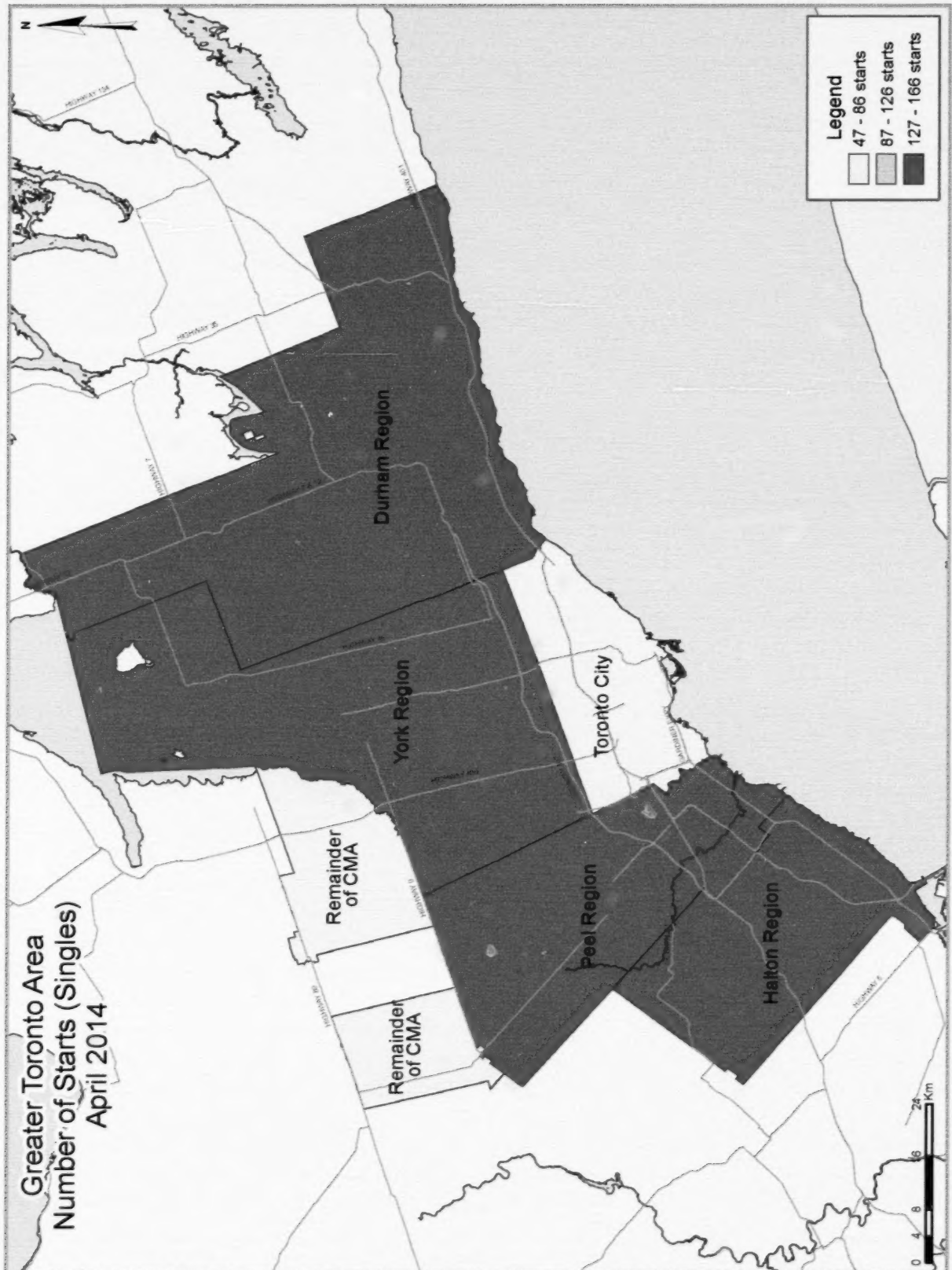
rise homes. Increased activity in these types of homes highlight their growing popularity in comparison to that of new single-detached homes, where the average price topped \$715,000 in April 2014.

High rise activity continued to be concentrated within the City of Toronto in April, while the majority of low rise starts were spread out across the GTA. The highest number of townhouse starts occurred within the Halton Region, especially in Milton and Oakville. Single-detached home

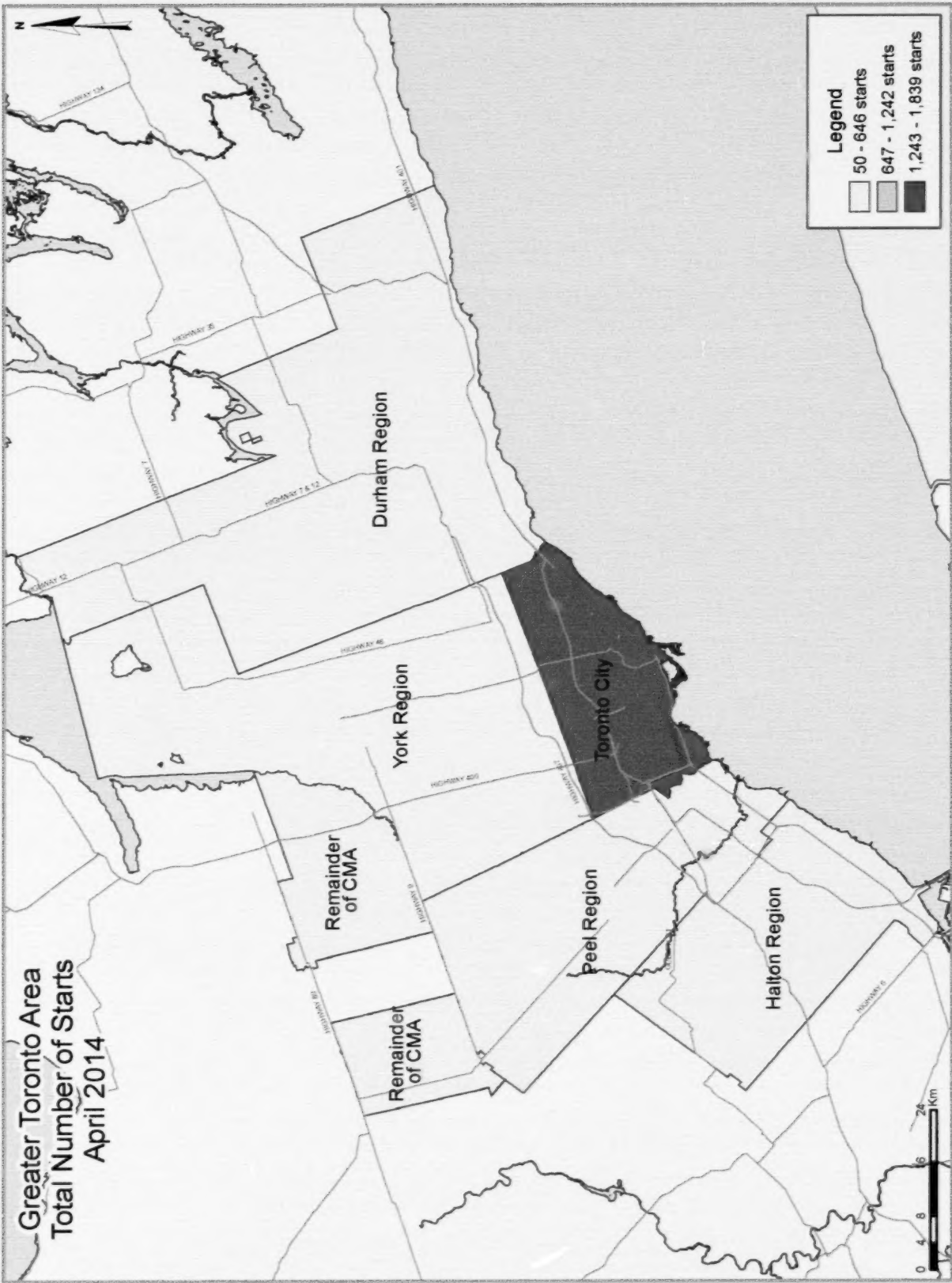
starts were strongest in York Region, with Vaughan and Markham recording increased activity.

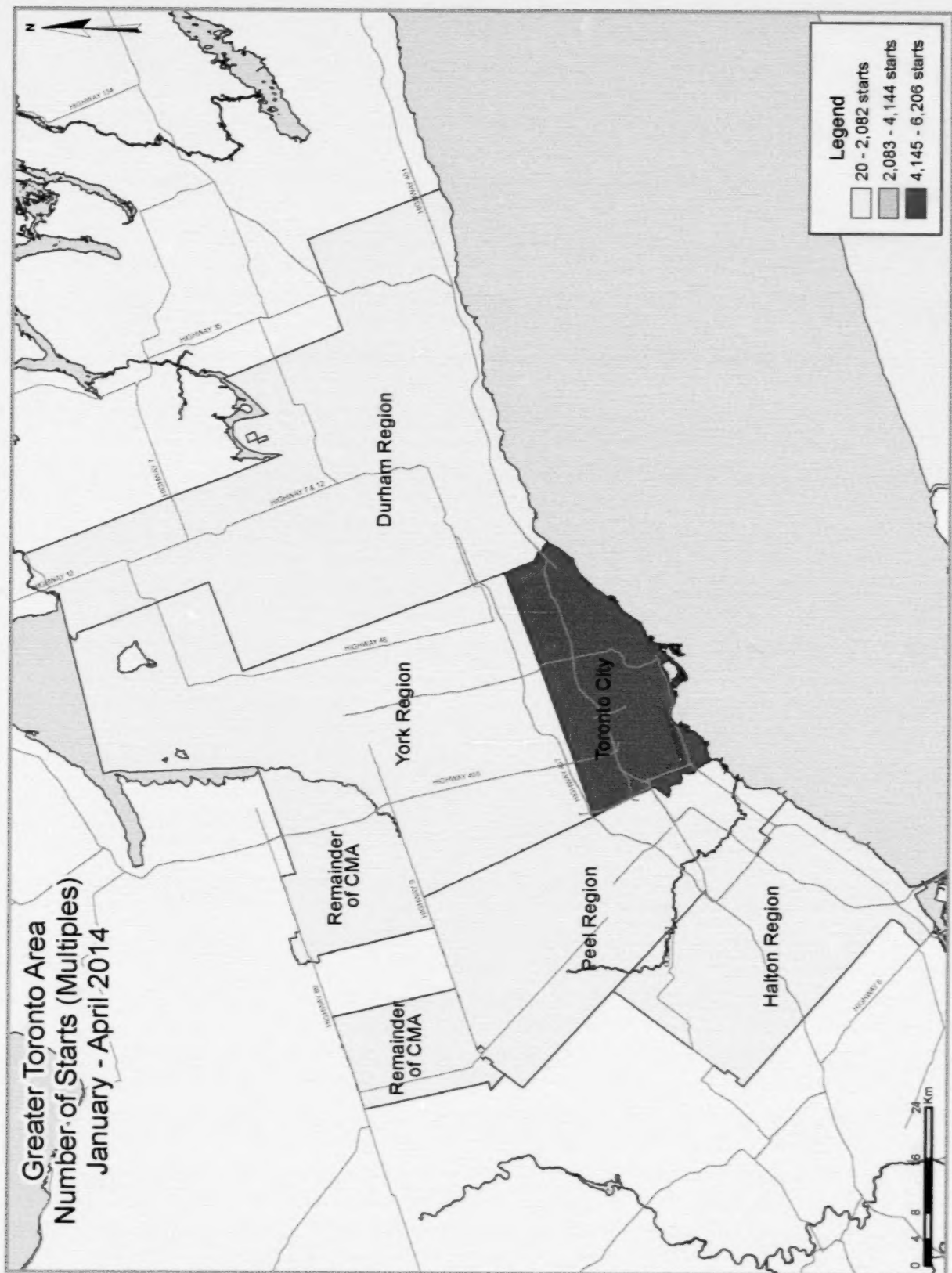
Seasonally adjusted existing home sales increased in April, following a slow start to 2014. Warmer weather, prevailing low mortgage rates and job growth contributed to an increase in home buying demand.

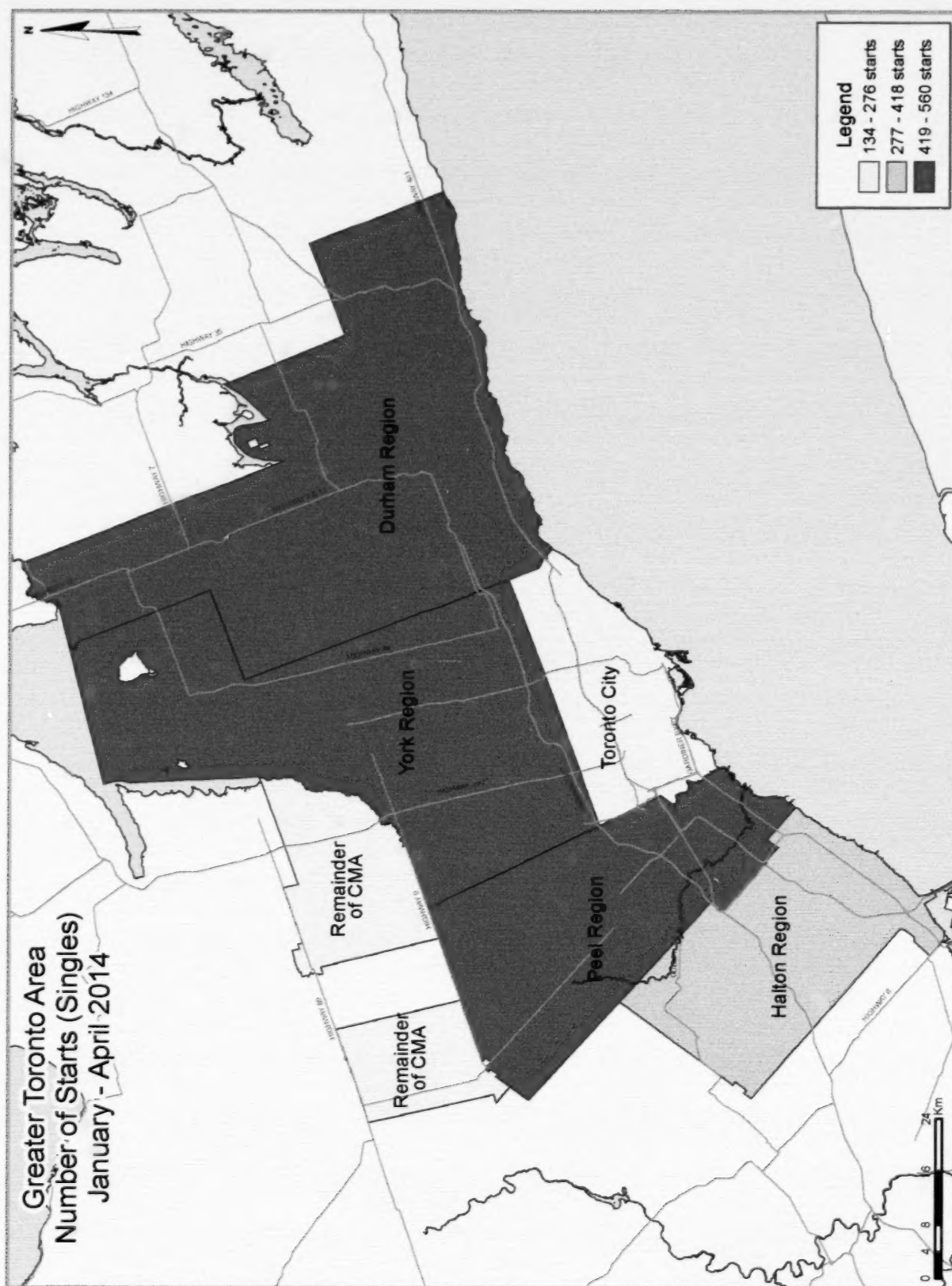


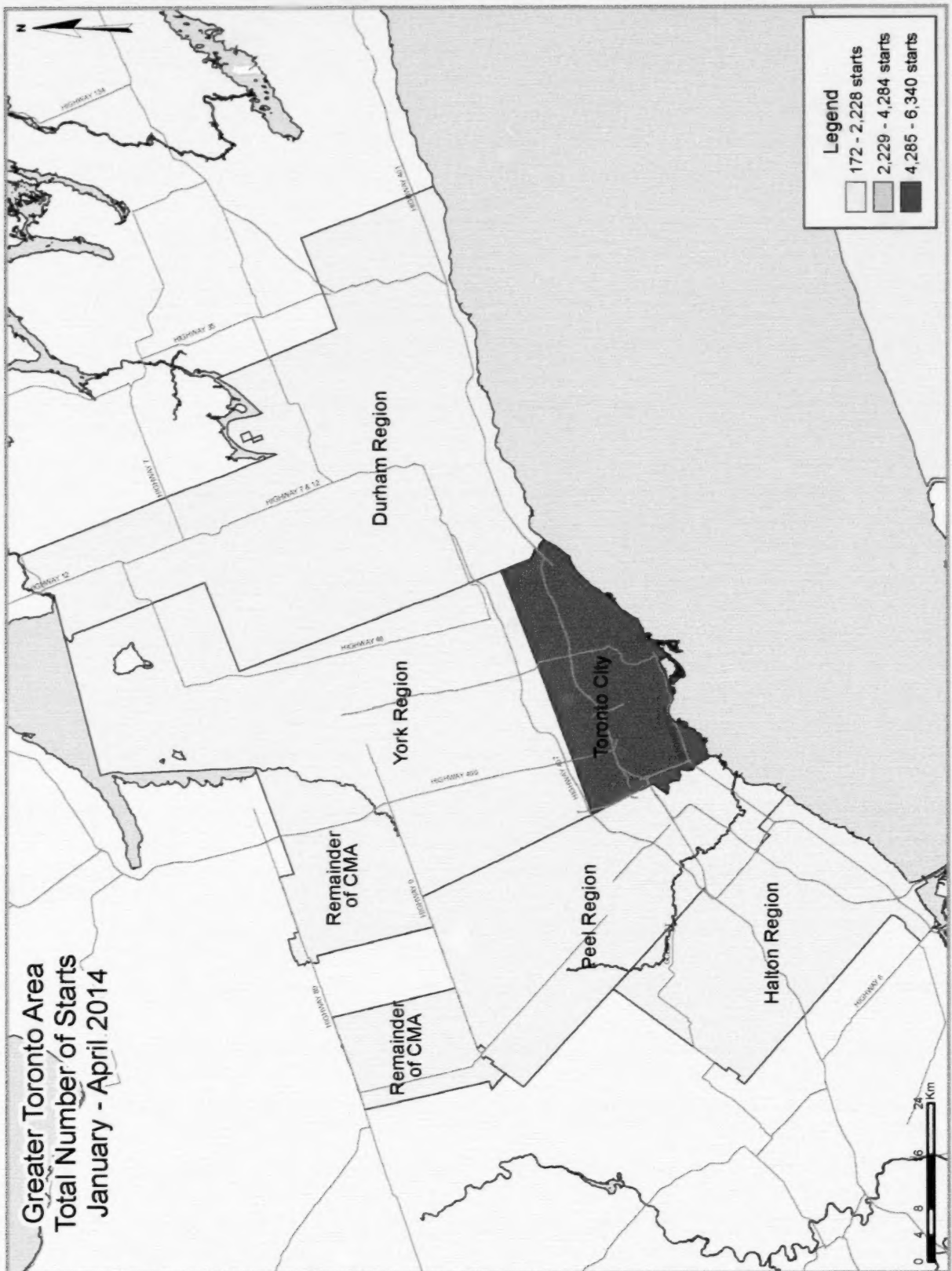




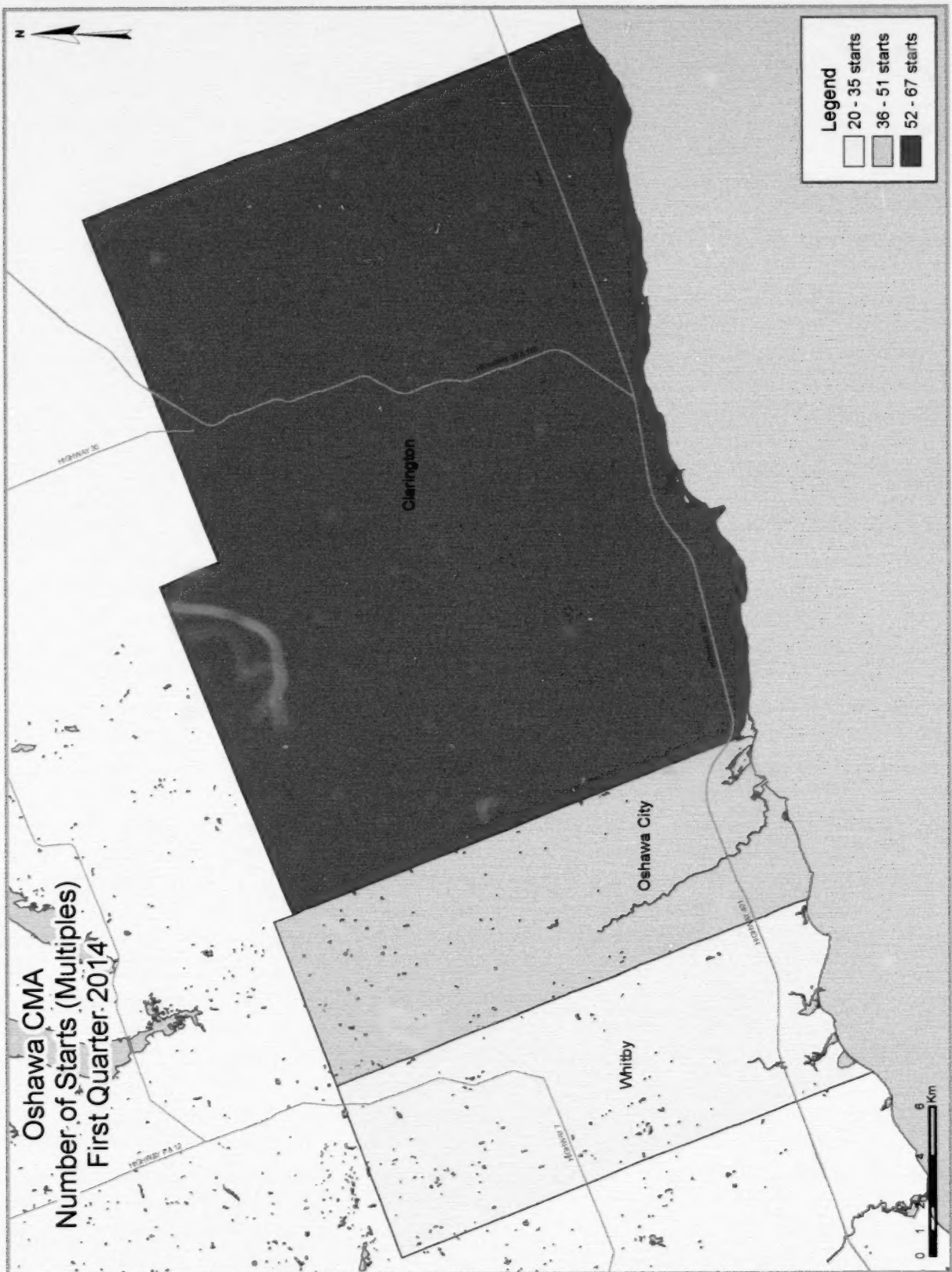




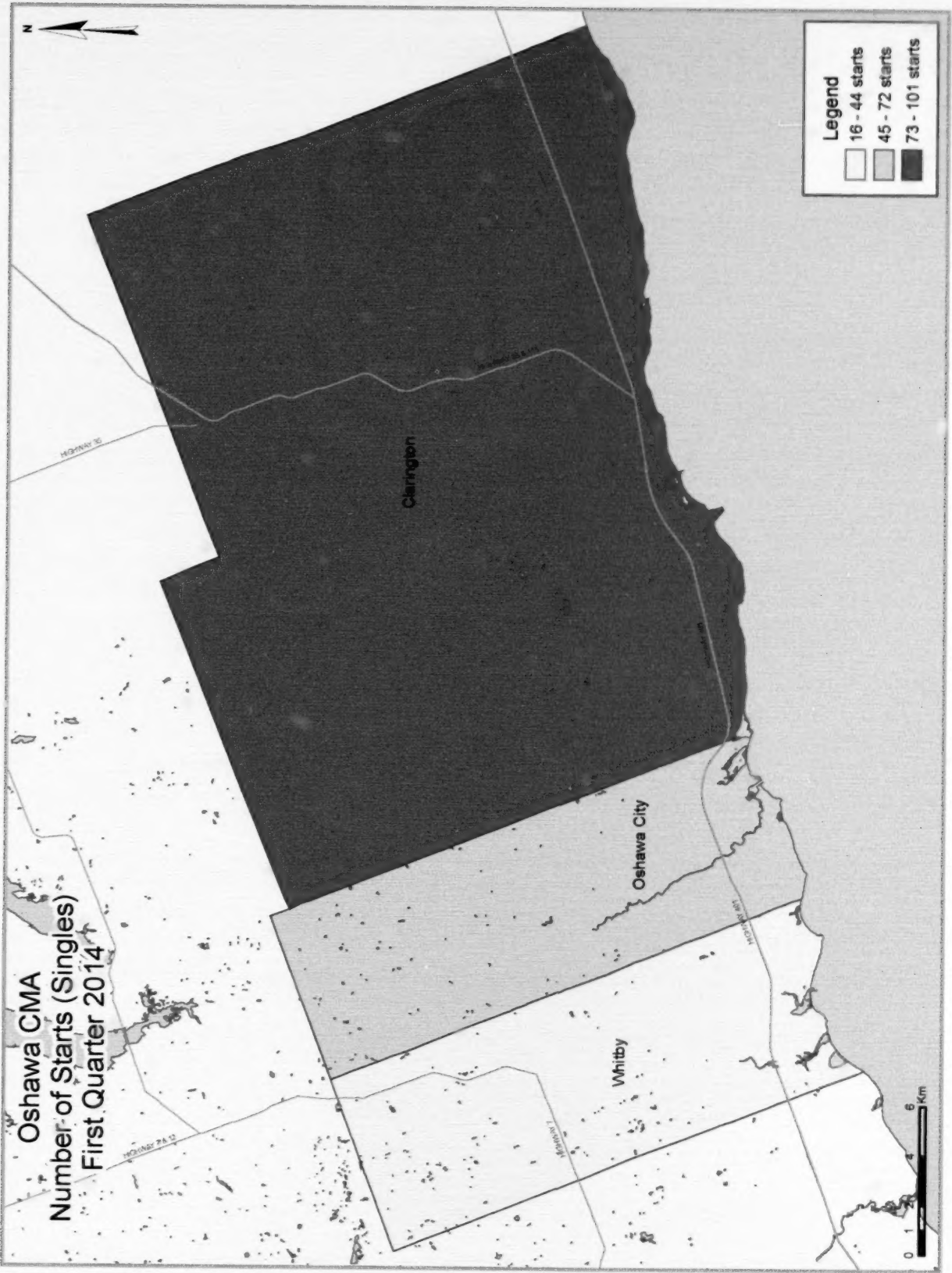


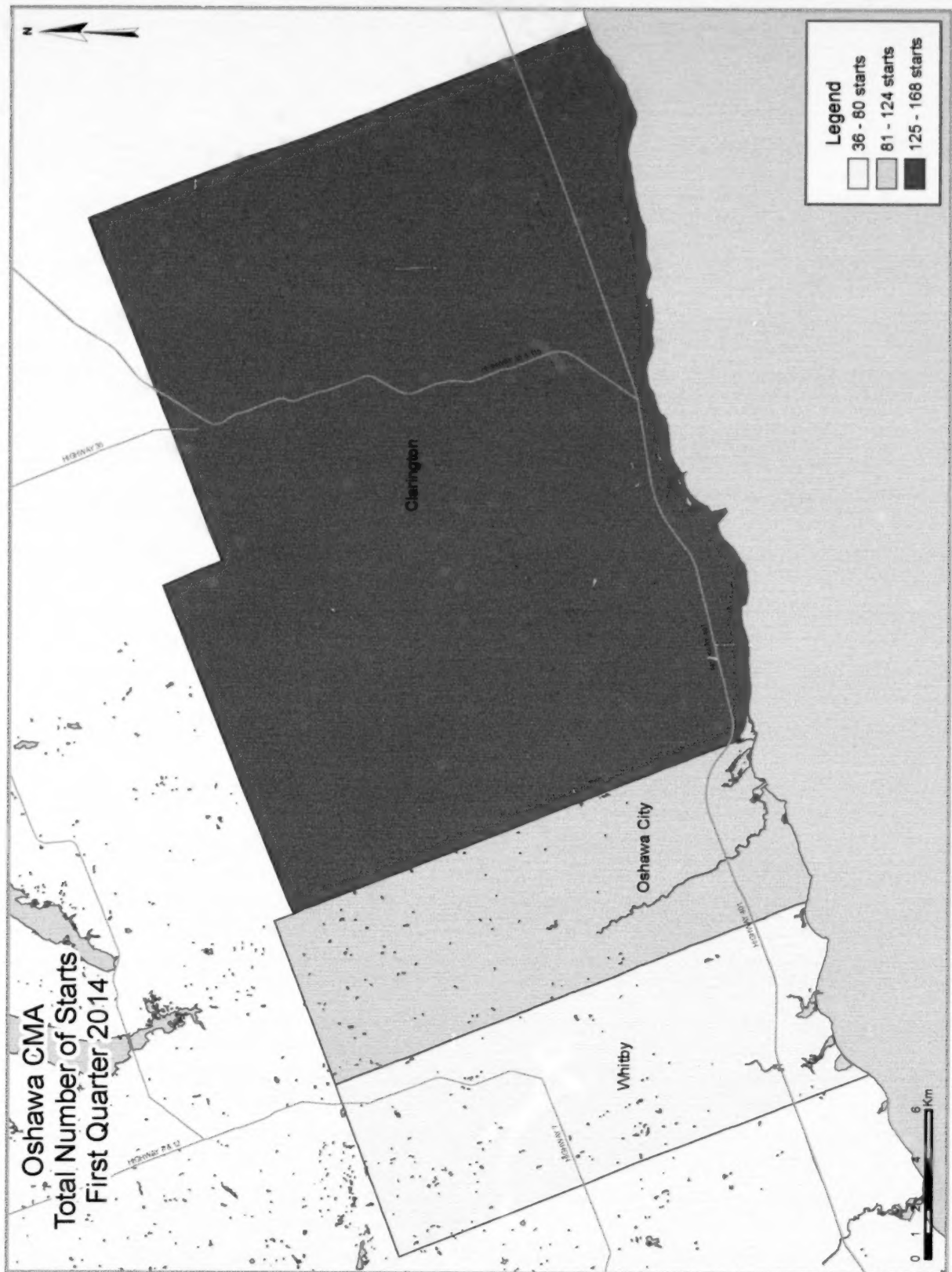


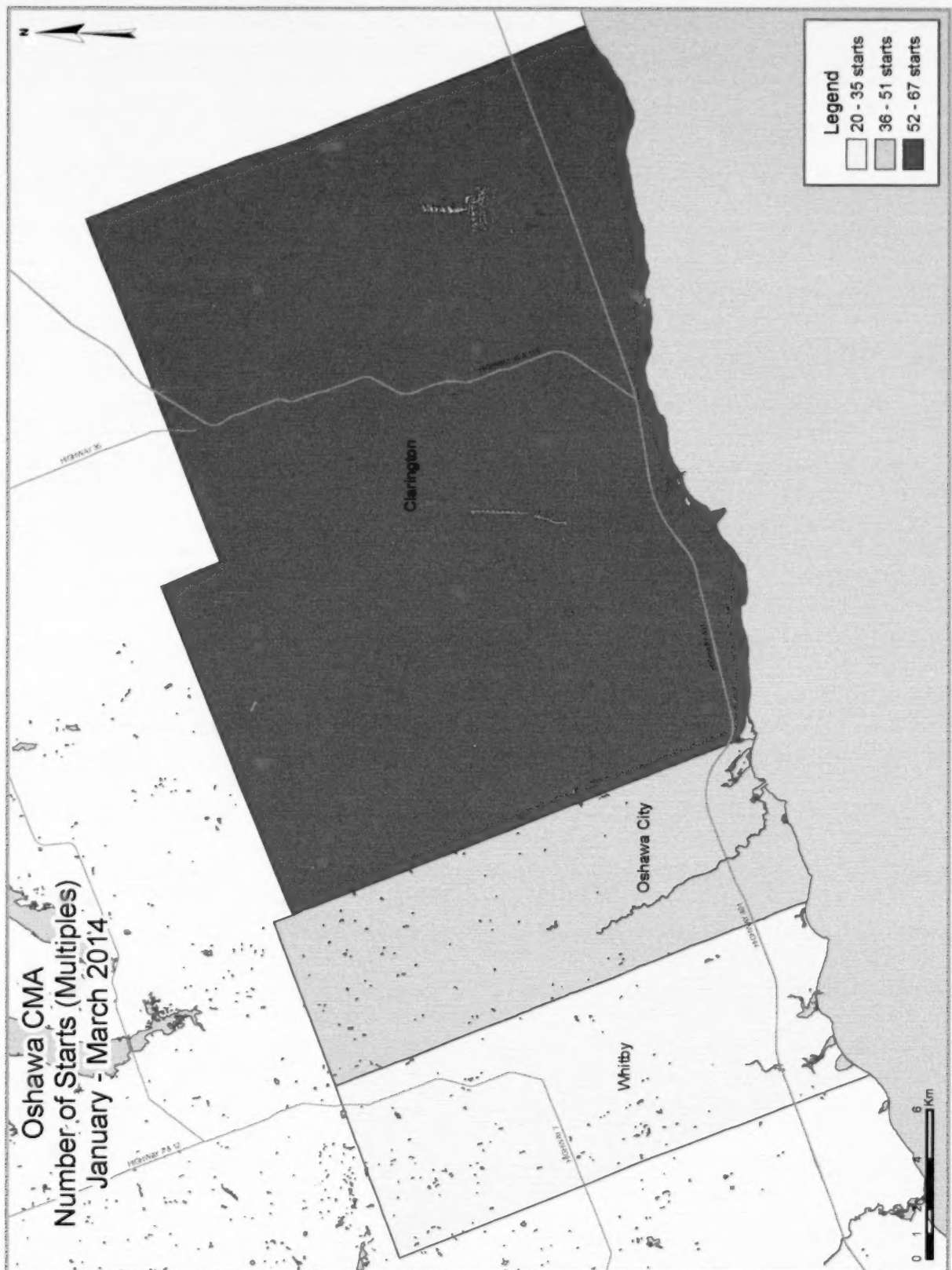


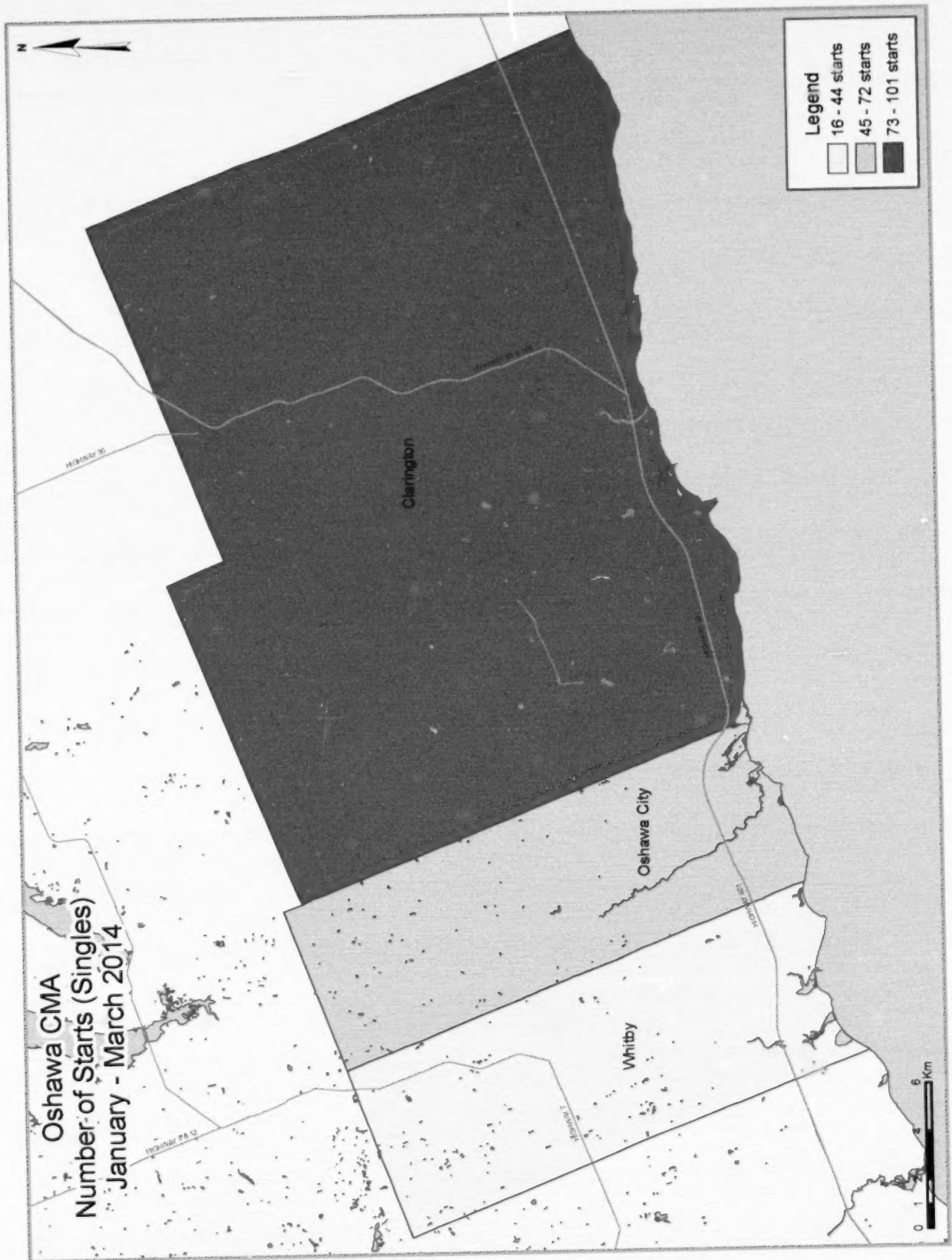




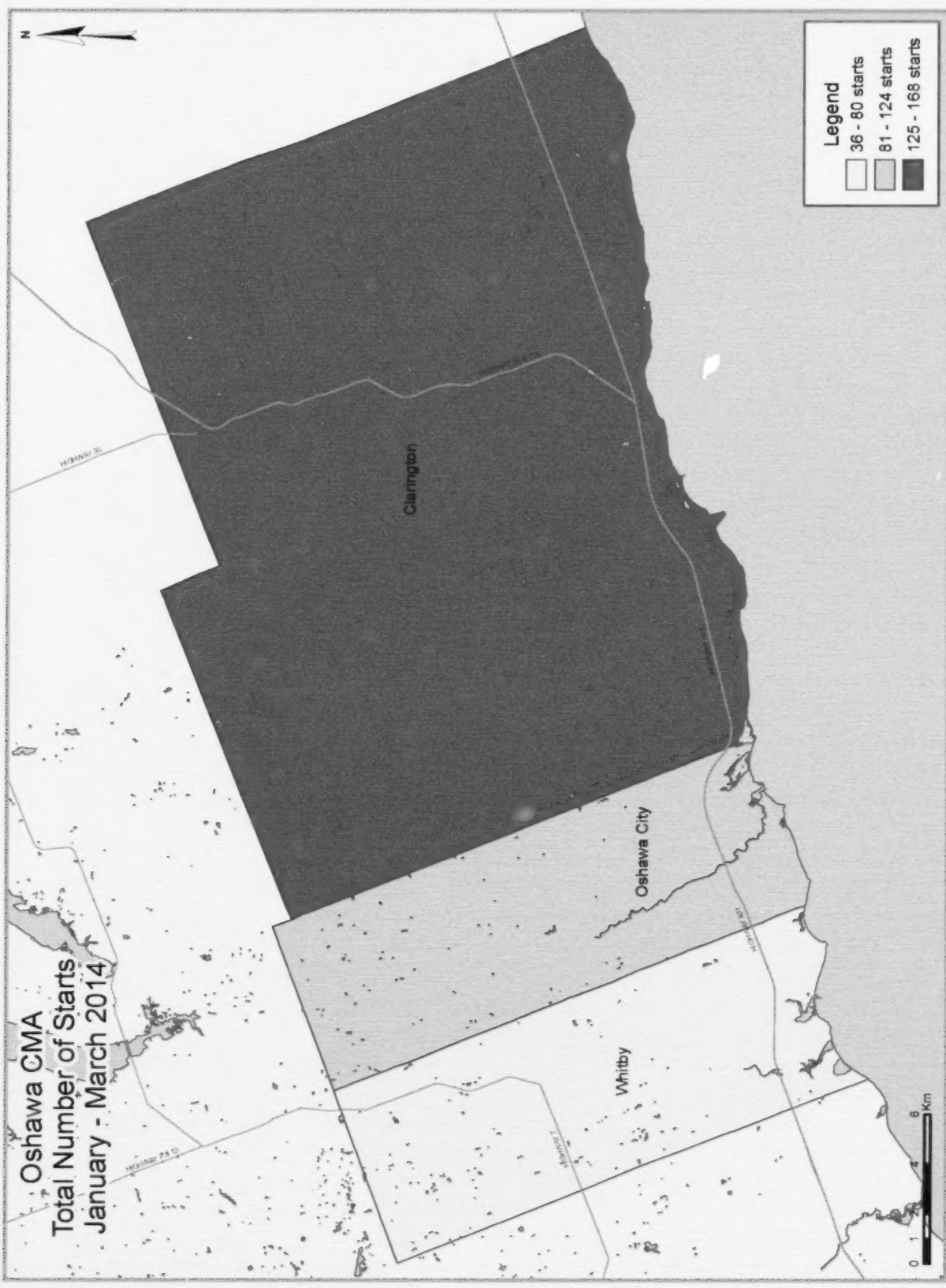














**ZONE DESCRIPTIONS - GREATER TORONTO AREA**

<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

**ZONE DESCRIPTIONS - TORONTO CMA**

<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region (part)</b>	Halton Hills, Milton, Oakville
<b>Durham Region (part)</b>	Ajax, Pickering, Uxbridge
<b>Remainder of CMA</b>	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

**ZONE DESCRIPTIONS - OSHAWA CMA**

Whitby (Town)
Oshawa (City)
Clarington (Municipality)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
April 2014		
Toronto CMA <sup>1</sup>	March 2014	April 2014
Trend <sup>2</sup>	34,555	32,666
SAAR	16,974	35,999
	April 2013	April 2014
Actual		
April - Single-Detached	996	615
April - Multiples	1,259	2,420
April - Total	2,255	3,035
January to April - Single-Detached	2,687	1,951
January to April - Multiples	6,263	8,174
January to April - Total	8,950	10,125

Table 1b: Housing Starts (SAAR and Trend)		
April 2014		
Oshawa CMA <sup>1</sup>	March 2014	April 2014
Trend <sup>2</sup>	1,352	1,483
SAAR	1,865	2,121
	April 2013	April 2014
Actual		
April - Single-Detached	52	73
April - Multiples	25	96
April - Total	77	169
January to April - Single-Detached	254	251
January to April - Multiples	150	227
January to April - Total	404	478

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request.

**Table 1.1a: Housing Activity Summary of Toronto CMA**  
**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	615	162	488	0	20	1,661	0	89	3,035
April 2013	996	226	214	0	82	736	0	1	2,255
% Change	-38.3	-28.3	128.0	n/a	-75.6	125.7	n/a	**	34.6
Year-to-date 2014	1,947	400	1,087	4	148	6,140	0	399	10,125
Year-to-date 2013	2,680	636	849	7	139	4,626	0	13	8,950
% Change	-27.4	-37.1	28.0	-42.9	6.5	32.7	n/a	**	13.1
UNDER CONSTRUCTION									
April 2014	7,014	1,468	3,283	21	781	55,369	22	1,924	69,882
April 2013	7,959	1,948	3,633	26	875	48,989	22	2,415	65,868
% Change	-11.9	-24.6	-9.6	-19.2	-10.7	13.0	0.0	-20.3	6.1
COMPLETIONS									
April 2014	697	210	360	3	12	2,051	0	2	3,335
April 2013	823	174	309	2	23	3,162	0	427	4,920
% Change	-15.3	20.7	16.5	50.0	-47.8	-35.1	n/a	-99.5	-32.2
Year-to-date 2014	2,832	610	1,181	5	101	4,370	0	180	9,279
Year-to-date 2013	3,167	681	1,080	15	295	6,201	0	903	12,342
% Change	-10.6	-10.4	9.4	-66.7	-65.8	-29.5	n/a	-80.1	-24.8
COMPLETED & NOT ABSORBED									
April 2014	187	17	88	2	18	932	n/a	n/a	1,244
April 2013	186	17	111	0	8	1,020	n/a	n/a	1,342
% Change	0.5	0.0	-20.7	n/a	125.0	-8.6	n/a	n/a	-7.3
ABSORBED									
April 2014	709	210	360	2	12	1,971	n/a	n/a	3,264
April 2013	794	180	285	3	23	3,097	n/a	n/a	4,382
% Change	-10.7	16.7	26.3	-33.3	-47.8	-36.4	n/a	n/a	-25.5
Year-to-date 2014	2,819	609	1,187	4	100	4,421	n/a	n/a	9,140
Year-to-date 2013	3,116	680	1,040	15	298	6,090	n/a	n/a	11,239
% Change	-9.5	-10.4	14.1	-73.3	-66.4	-27.4	n/a	n/a	-18.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2014	73	16	6	0	0	0	0	74	169
April 2013	52	4	0	0	21	0	0	0	77
% Change	40.4	**	n/a	n/a	-100.0	n/a	n/a	n/a	119.5
Year-to-date 2014	251	30	87	0	14	0	0	96	478
Year-to-date 2013	254	32	22	0	21	0	27	48	404
% Change	-1.2	-6.3	**	n/a	-33.3	n/a	-100.0	100.0	18.3
UNDER CONSTRUCTION									
April 2014	519	40	154	0	14	0	2	443	1,172
April 2013	612	58	64	0	114	160	37	202	1,247
% Change	-15.2	-31.0	140.6	n/a	-87.7	-100.0	-94.6	119.3	-6.0
COMPLETIONS									
April 2014	68	0	12	0	14	0	0	7	101
April 2013	67	2	7	0	22	0	1	0	99
% Change	1.5	-100.0	71.4	n/a	-36.4	n/a	-100.0	n/a	2.0
Year-to-date 2014	218	8	25	0	35	0	0	7	293
Year-to-date 2013	282	18	48	0	64	30	1	0	443
% Change	-22.7	-55.6	-47.9	n/a	-45.3	-100.0	-100.0	n/a	-33.9
COMPLETED & NOT ABSORBED									
April 2014	24	0	0	0	2	0	n/a	n/a	26
April 2013	7	0	1	0	0	9	n/a	n/a	17
% Change	**	n/a	-100.0	n/a	n/a	-100.0	n/a	n/a	52.9
ABSORBED									
April 2014	69	0	12	0	12	0	n/a	n/a	93
April 2013	68	2	6	0	22	0	n/a	n/a	98
% Change	1.5	-100.0	100.0	n/a	-45.5	n/a	n/a	n/a	-5.1
Year-to-date 2014	222	8	26	0	33	0	n/a	n/a	289
Year-to-date 2013	284	18	47	0	66	30	n/a	n/a	445
% Change	-21.8	-55.6	-44.7	n/a	-50.0	-100.0	n/a	n/a	-35.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



Table 1.1c: Housing Activity Summary of Greater Toronto Area

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2014	642	178	494	0	29	1,661	0	163	3,167
April 2013	992	230	222	0	103	736	0	1	2,284
% Change	-35.3	-22.6	122.5	n/a	-71.8	125.7	n/a	**	38.7
Year-to-date 2014	2,067	426	1,158	1	171	6,140	0	495	10,458
Year-to-date 2013	2,766	662	861	0	218	4,858	27	216	9,608
% Change	-25.3	-35.6	34.5	n/a	-21.6	26.4	-100.0	129.2	8.8
UNDER CONSTRUCTION									
April 2014	7,234	1,468	3,242	11	820	55,805	24	2,674	71,278
April 2013	8,334	1,960	3,633	10	1,081	49,687	59	2,772	67,537
% Change	-13.2	-25.1	-10.8	10.0	-24.1	12.3	-59.3	-3.5	5.5
COMPLETIONS									
April 2014	723	198	358	0	35	2,051	0	9	3,374
April 2013	850	176	316	0	45	3,162	1	427	4,977
% Change	-14.9	12.5	13.3	n/a	-22.2	-35.1	-100.0	-97.9	-32.2
Year-to-date 2014	2,880	600	1,204	0	164	4,370	0	187	9,405
Year-to-date 2013	3,268	673	1,121	3	355	6,417	1	903	12,741
% Change	-11.9	-10.8	7.4	-100.0	-53.8	-31.9	-100.0	-79.3	-26.2
COMPLETED & NOT ABSORBED									
April 2014	218	15	72	0	20	914	n/a	n/a	1,239
April 2013	201	15	96	0	8	1,037	n/a	n/a	1,357
% Change	8.5	0.0	-25.0	n/a	150.0	-11.9	n/a	n/a	-8.7
ABSORBED									
April 2014	734	198	358	0	35	1,971	n/a	n/a	3,296
April 2013	820	182	291	0	45	3,097	n/a	n/a	4,435
% Change	-10.5	8.8	23.0	n/a	-22.2	-36.4	n/a	n/a	-25.7
Year-to-date 2014	2,861	599	1,211	0	163	4,421	n/a	n/a	9,255
Year-to-date 2013	3,213	672	1,080	3	360	6,298	n/a	n/a	11,626
% Change	-11.0	-10.9	12.1	-100.0	-54.7	-29.8	n/a	n/a	-20.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**  
**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
April 2014	47	2	65	0	11	1,625	0	89	1,839
April 2013	90	12	0	0	66	736	0	0	904
York Region									
April 2014	166	66	112	0	0	0	0	0	344
April 2013	315	16	45	0	0	0	0	1	377
Peel Region									
April 2014	146	90	45	0	9	36	0	0	326
April 2013	368	160	46	0	0	0	0	0	574
Halton Region									
April 2014	137	0	250	0	9	0	0	0	396
April 2013	77	38	55	0	0	0	0	0	170
Durham Region									
April 2014	146	20	22	0	0	0	0	74	262
April 2013	142	4	76	0	37	0	0	0	259
Toronto CMA									
April 2014	615	162	488	0	20	1,661	0	89	3,035
April 2013	996	226	214	0	82	736	0	1	2,255
Oshawa CMA									
April 2014	73	16	6	0	0	0	0	74	169
April 2013	52	4	0	0	21	0	0	0	77
Greater Toronto Area									
April 2014	642	178	494	0	29	1,661	0	163	3,167
April 2013	992	230	222	0	103	736	0	1	2,284

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
April 2014	1,348	206	526	9	343	45,288	10	1,824	49,554
April 2013	1,271	160	553	0	235	39,182	14	1,913	43,328
York Region									
April 2014	1,916	260	991	1	57	6,294	0	100	9,619
April 2013	2,018	374	1,208	1	83	6,015	0	252	9,951
Peel Region									
April 2014	2,112	878	807	1	194	2,569	12	0	6,573
April 2013	3,244	1,108	577	9	166	2,831	8	250	8,194
Halton Region									
April 2014	774	32	586	0	177	1,654	0	307	3,530
April 2013	826	222	946	0	402	1,499	0	155	4,050
Durham Region									
April 2014	1,084	92	332	0	49	0	2	443	2,002
April 2013	975	96	349	0	195	160	37	202	2,014
Toronto CMA									
April 2014	7,014	1,468	3,283	21	781	55,369	22	1,924	69,882
April 2013	7,959	1,948	3,633	26	875	48,989	22	2,415	65,868
Oshawa CMA									
April 2014	519	40	154	0	14	0	2	443	1,172
April 2013	612	58	64	0	114	160	37	202	1,247
Greater Toronto Area									
April 2014	7,234	1,468	3,242	11	820	55,805	24	2,674	71,278
April 2013	8,334	1,960	3,633	10	1,081	49,687	59	2,772	67,537

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**  
**April 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
April 2014	43	16	48	0	0	1,133	0	0	1,240
April 2013	76	4	25	0	23	2,914	0	427	3,469
York Region									
April 2014	188	32	70	0	0	918	0	2	1,210
April 2013	218	60	91	0	0	0	0	0	369
Peel Region									
April 2014	242	132	115	0	6	0	0	0	495
April 2013	362	106	188	0	0	196	0	0	852
Halton Region									
April 2014	151	18	68	0	15	0	0	0	252
April 2013	76	0	5	0	0	52	0	0	133
Durham Region									
April 2014	99	0	57	0	14	0	0	7	177
April 2013	118	6	7	0	22	0	1	0	154
Toronto CMA									
April 2014	697	210	360	3	12	2,051	0	2	3,335
April 2013	823	174	309	2	23	3,162	0	427	4,920
Oshawa CMA									
April 2014	68	0	12	0	14	0	0	7	101
April 2013	67	2	7	0	22	0	1	0	99
Greater Toronto Area									
April 2014	723	198	358	0	35	2,051	0	9	3,374
April 2013	850	176	316	0	45	3,162	1	427	4,977

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
April 2014	113	4	50	0	11	829	n/a	n/a	1,007
April 2013	98	5	39	0	6	896	n/a	n/a	1,044
York Region									
April 2014	35	7	21	0	5	81	n/a	n/a	149
April 2013	21	6	30	0	0	32	n/a	n/a	89
Peel Region									
April 2014	8	2	1	0	2	0	n/a	n/a	13
April 2013	24	4	19	0	2	59	n/a	n/a	108
Halton Region									
April 2014	23	2	0	0	0	4	n/a	n/a	29
April 2013	20	0	0	0	0	32	n/a	n/a	52
Durham Region									
April 2014	39	0	0	0	2	0	n/a	n/a	41
April 2013	38	0	8	0	0	18	n/a	n/a	64
Toronto CMA									
April 2014	187	17	88	2	18	932	n/a	n/a	1,244
April 2013	186	17	111	0	8	1,020	n/a	n/a	1,342
Oshawa CMA									
April 2014	24	0	0	0	2	0	n/a	n/a	26
April 2013	7	0	1	0	0	9	n/a	n/a	17
Greater Toronto Area									
April 2014	218	15	72	0	20	914	n/a	n/a	1,239
April 2013	201	15	96	0	8	1,037	n/a	n/a	1,357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



Table 1.2: Housing Activity Summary by Submarket

April 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
April 2014	40	16	48	0	0	1,053	n/a	n/a	1,157
April 2013	62	8	25	0	23	2,849	n/a	n/a	2,967
York Region									
April 2014	189	32	70	0	0	918	n/a	n/a	1,209
April 2013	215	60	67	0	0	0	n/a	n/a	342
Peel Region									
April 2014	256	132	115	0	6	0	n/a	n/a	509
April 2013	357	108	188	0	0	196	n/a	n/a	849
Halton Region									
April 2014	151	18	68	0	17	0	n/a	n/a	254
April 2013	79	0	5	0	0	52	n/a	n/a	136
Durham Region									
April 2014	98	0	57	0	12	0	n/a	n/a	167
April 2013	107	6	6	0	22	0	n/a	n/a	141
Toronto CMA									
April 2014	709	210	360	2	12	1,971	n/a	n/a	3,264
April 2013	794	180	285	3	23	3,097	n/a	n/a	4,382
Oshawa CMA									
April 2014	69	0	12	0	12	0	n/a	n/a	93
April 2013	68	2	6	0	22	0	n/a	n/a	98
Greater Toronto Area									
April 2014	734	198	358	0	35	1,971	n/a	n/a	3,296
April 2013	820	182	291	0	45	3,097	n/a	n/a	4,435

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3a: History of Housing Starts of Toronto CMA**  
**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Oshawa CMA**  
**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area  
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
<b>Toronto City</b>	47	90	2	12	74	66	1,716	736	1,839	904	103.4
Toronto	27	12	2	0	55	0	945	736	1,029	748	37.6
East York	2	6	0	0	8	0	0	0	10	6	66.7
Etobicoke	3	18	0	0	0	0	351	0	354	18	**
North York	3	40	0	12	0	66	390	0	393	118	**
Scarborough	11	12	0	0	11	0	30	0	52	12	**
York	1	2	0	0	0	0	0	0	1	2	-50.0
<b>York Region</b>	166	315	66	16	112	45	0	1	344	377	-8.8
Aurora	27	5	0	0	0	0	0	0	27	5	**
East Gwillimbury	0	4	0	0	0	0	0	0	0	4	-100.0
Georgina Township	19	11	0	0	0	0	0	0	19	11	72.7
King Township	5	52	2	0	0	11	0	0	7	63	-88.9
Markham	38	135	64	16	87	34	0	1	189	186	1.6
Newmarket	20	44	0	0	0	0	0	0	20	44	-54.5
Richmond Hill	4	19	0	0	25	0	0	0	29	19	52.6
Vaughan	49	42	0	0	0	0	0	0	49	42	16.7
Whitchurch-Stouffville	4	3	0	0	0	0	0	0	4	3	33.3
<b>Peel Region</b>	146	368	90	160	54	46	36	0	326	574	-43.2
Brampton	124	301	86	28	20	40	0	0	230	369	-37.7
Caledon	21	13	0	0	25	6	0	0	46	19	142.1
Mississauga	1	54	4	132	9	0	36	0	50	186	-73.1
<b>Halton Region</b>	137	77	0	38	259	55	0	0	396	170	132.9
Burlington	4	2	0	0	9	8	0	0	13	10	30.0
Halton Hills	5	5	0	0	0	0	0	0	5	5	0.0
Milton	78	46	0	32	131	39	0	0	209	117	78.6
Oakville	50	24	0	6	119	8	0	0	169	38	**
<b>Durham Region</b>	146	142	20	4	22	113	74	0	262	259	1.2
Ajax	68	82	0	0	0	40	0	0	68	122	-44.3
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	46	12	16	4	6	0	0	0	68	16	**
Oshawa	27	19	0	0	0	0	74	0	101	19	**
Pickering	5	3	4	0	16	52	0	0	25	55	-54.5
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	0	21	0	0	0	21	0	0	0	42	-100.0
<b>Remainder of Toronto CMA</b>	50	61	0	0	0	0	0	0	50	61	-18.0
Bradford West Gwillimbury	19	35	0	0	0	0	0	0	19	35	-45.7
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	23	18	0	0	0	0	0	0	23	18	27.8
Orangeville	6	8	0	0	0	0	0	0	6	8	-25.0
<b>Toronto CMA</b>	615	996	162	226	506	296	1,752	737	3,035	2,255	34.6
<b>Oshawa CMA</b>	73	52	16	4	6	21	74	0	169	77	119.5
<b>Greater Toronto Area (GTA)</b>	642	992	178	230	521	325	1,826	737	3,167	2,284	38.7

Source: CMHC (Starts and Completions Survey)



**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
<b>Toronto City</b>	134	233	42	72	182	128	5,982	3,696	6,340	4,129	53.5
Toronto	54	46	38	6	77	18	3,869	3,158	4,038	3,228	25.1
East York	7	20	4	0	8	0	0	0	19	20	-5.0
Etobicoke	19	36	0	0	18	0	351	130	388	166	133.7
North York	32	98	0	66	49	105	1,732	388	1,813	657	176.0
Scarborough	21	26	0	0	30	5	30	20	81	51	58.8
York	1	7	0	0	0	0	0	0	1	7	-85.7
<b>York Region</b>	560	938	126	64	400	255	4	251	1,090	1,508	-27.7
Aurora	37	6	0	0	9	0	0	0	46	6	**
East Gwillimbury	12	7	0	0	6	0	0	0	18	7	157.1
Georgina Township	67	62	0	2	0	19	0	0	67	83	-19.3
King Township	46	99	2	0	0	22	0	0	48	121	-60.3
Markham	93	301	124	40	167	185	4	5	388	531	-26.9
Newmarket	69	176	0	22	0	0	0	0	69	198	-65.2
Richmond Hill	37	79	0	0	212	16	0	6	249	101	146.5
Vaughan	168	135	0	0	6	13	0	240	174	388	-55.2
Whitchurch-Stouffville	31	73	0	0	0	0	0	0	31	73	-57.5
<b>Peel Region</b>	515	949	188	406	161	57	407	463	1,271	1,875	-32.2
Brampton	399	719	168	182	32	51	103	0	702	952	-26.3
Caledon	93	77	14	24	37	6	0	0	144	107	34.6
Mississauga	23	153	6	200	92	0	304	463	425	816	-47.9
<b>Halton Region</b>	326	219	6	56	387	407	148	616	867	1,298	-33.2
Burlington	10	9	0	0	9	66	0	387	19	462	-95.9
Halton Hills	17	14	2	0	0	117	0	0	19	131	-85.5
Milton	144	122	2	34	240	195	148	0	534	351	52.1
Oakville	155	74	2	22	138	29	0	229	295	354	-16.7
<b>Durham Region</b>	533	427	64	64	197	259	96	48	890	798	11.5
Ajax	242	118	18	10	37	56	0	0	297	184	61.4
Brock	6	6	0	0	0	0	0	0	6	6	0.0
Clarington	147	75	30	8	59	37	0	0	236	120	96.7
Oshawa	88	132	0	24	22	12	96	48	206	216	-4.6
Pickering	30	44	16	22	59	133	0	0	105	199	-47.2
Scugog	2	2	0	0	0	0	0	0	2	2	0.0
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	16	47	0	0	20	21	0	0	36	68	-47.1
<b>Remainder of Toronto CMA</b>	152	192	4	6	16	18	0	0	172	216	-20.4
Bradford West Gwillimbury	59	110	0	6	0	13	0	0	59	129	-54.3
Town of Mono	6	6	0	0	0	0	0	0	6	6	0.0
New Tecumseth	64	46	4	0	8	5	0	0	76	51	49.0
Orangeville	23	30	0	0	8	0	0	0	31	30	3.3
<b>Toronto CMA</b>	1,951	2,687	400	636	1,233	988	6,541	4,639	10,125	8,950	13.1
<b>Oshawa CMA</b>	251	254	30	32	101	70	96	48	479	404	18.3
<b>Greater Toronto Area (GTA)</b>	2,068	2,766	426	662	1,327	1,106	6,637	5,074	10,458	9,608	8.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
<b>Toronto City</b>	74	66	0	0	1,627	736	89	0
Toronto	55	0	0	0	856	736	89	0
East York	8	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	351	0	0	0
North York	0	66	0	0	390	0	0	0
Scarborough	11	0	0	0	30	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	112	45	0	0	0	0	0	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	11	0	0	0	0	0	0
Markham	87	34	0	0	0	0	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	0	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	54	46	0	0	36	0	0	0
Brampton	20	40	0	0	0	0	0	0
Caledon	25	6	0	0	0	0	0	0
Mississauga	9	0	0	0	36	0	0	0
<b>Halton Region</b>	259	55	0	0	0	0	0	0
Burlington	9	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	131	39	0	0	0	0	0	0
Oakville	119	8	0	0	0	0	0	0
<b>Durham Region</b>	22	113	0	0	0	0	74	0
Ajax	0	40	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	74	0
Pickering	16	52	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	21	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	506	296	0	0	1,663	736	89	1
<b>Oshawa CMA</b>	6	21	0	0	0	0	74	0
<b>Greater Toronto Area (GTA)</b>	521	325	0	0	1,663	736	163	1

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	182	128	0	0	5,587	3,694	395	2
Toronto	77	18	0	0	3,569	3,156	300	2
East York	8	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	351	130	0	0
North York	49	105	0	0	1,637	388	95	0
Scarborough	30	5	0	0	30	20	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	400	255	0	0	0	240	4	11
Aurora	9	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	19	0	0	0	0	0	0
King Township	0	22	0	0	0	0	0	0
Markham	167	185	0	0	0	0	4	5
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	212	16	0	0	0	0	0	6
Vaughan	6	13	0	0	0	240	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	161	57	0	0	407	463	0	0
Brampton	32	51	0	0	103	0	0	0
Caledon	37	6	0	0	0	0	0	0
Mississauga	92	0	0	0	304	463	0	0
<b>Halton Region</b>	387	407	0	0	148	461	0	155
Burlington	9	66	0	0	0	232	0	155
Halton Hills	0	117	0	0	0	0	0	0
Milton	240	195	0	0	148	0	0	0
Oakville	138	29	0	0	0	229	0	0
<b>Durham Region</b>	197	232	0	27	0	0	96	48
Ajax	37	56	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	59	10	0	27	0	0	0	0
Oshawa	22	12	0	0	0	0	96	48
Pickering	59	133	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	20	21	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	16	18	0	0	0	0	0	0
Bradford West Gwillimbury	0	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	5	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
<b>Toronto CMA</b>	1,233	988	0	0	6,142	4,626	399	13
<b>Oshawa CMA</b>	101	43	0	27	0	0	96	48
<b>Greater Toronto Area (GTA)</b>	1,327	1,079	0	27	6,142	4,858	495	216

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
<b>Toronto City</b>	114	102	1,636	802	89	0	1,839	904
Toronto	86	12	854	736	89	0	1,029	748
East York	10	6	0	0	0	0	10	6
Etobicoke	3	18	351	0	0	0	354	18
North York	3	52	390	66	0	0	393	118
Scarborough	11	12	41	0	0	0	52	12
York	1	2	0	0	0	0	1	2
<b>York Region</b>	344	376	0	0	0	1	344	377
Aurora	27	5	0	0	0	0	27	5
East Gwillimbury	0	4	0	0	0	0	0	4
Georgina Township	19	11	0	0	0	0	19	11
King Township	7	63	0	0	0	0	7	63
Markham	189	185	0	0	0	1	189	186
Newmarket	20	44	0	0	0	0	20	44
Richmond Hill	29	19	0	0	0	0	29	19
Vaughan	49	42	0	0	0	0	49	42
Whitchurch-Stouffville	4	3	0	0	0	0	4	3
<b>Peel Region</b>	281	574	45	0	0	0	326	574
Brampton	230	369	0	0	0	0	230	369
Caledon	46	19	0	0	0	0	46	19
Mississauga	5	186	45	0	0	0	50	186
<b>Halton Region</b>	387	170	9	0	0	0	396	170
Burlington	4	10	9	0	0	0	13	10
Halton Hills	5	5	0	0	0	0	5	5
Milton	209	117	0	0	0	0	209	117
Oakville	169	38	0	0	0	0	169	38
<b>Durham Region</b>	188	222	0	37	74	0	262	259
Ajax	68	106	0	16	0	0	68	122
Brock	0	2	0	0	0	0	0	2
Clarington	68	16	0	0	0	0	68	16
Oshawa	27	19	0	0	74	0	101	19
Pickering	25	55	0	0	0	0	25	55
Scugog	0	1	0	0	0	0	0	1
Uxbridge	0	2	0	0	0	0	0	2
Whitby	0	21	0	21	0	0	0	42
<b>Remainder of Toronto CMA</b>	50	61	0	0	0	0	50	61
Bradford West Gwillimbury	19	35	0	0	0	0	19	35
Town of Mono	2	0	0	0	0	0	2	0
New Tecumseth	23	18	0	0	0	0	23	18
Orangeville	6	8	0	0	0	0	6	8
<b>Toronto CMA</b>	1,265	1,436	1,681	818	89	1	3,035	2,255
<b>Oshawa CMA</b>	95	56	0	21	74	0	169	77
<b>Greater Toronto Area (GTA)</b>	1,314	1,444	1,690	839	163	1	3,167	2,284

Source: CMHC (Starts and Completions Survey)



Table 2.5: Starts by Submarket and by Intended Market

January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	301	328	5,644	3,799	395	2	6,340	4,129
Toronto	171	70	3,567	3,156	300	2	4,038	3,228
East York	19	20	0	0	0	0	19	20
Etobicoke	19	36	369	130	0	0	388	166
North York	51	164	1,667	493	95	0	1,813	657
Scarborough	40	31	41	20	0	0	81	51
York	1	7	0	0	0	0	1	7
<b>York Region</b>	1,086	1,244	0	253	4	11	1,090	1,508
Aurora	46	6	0	0	0	0	46	6
East Gwillimbury	18	7	0	0	0	0	18	7
Georgina Township	67	83	0	0	0	0	67	83
King Township	48	121	0	0	0	0	48	121
Markham	384	526	0	0	4	5	388	531
Newmarket	69	198	0	0	0	0	69	198
Richmond Hill	249	95	0	0	0	6	249	101
Vaughan	174	135	0	253	0	0	174	388
Whitchurch-Stouffville	31	73	0	0	0	0	31	73
<b>Peel Region</b>	780	1,412	491	463	0	0	1,271	1,875
Brampton	599	952	103	0	0	0	702	952
Caledon	144	107	0	0	0	0	144	107
Mississauga	37	353	388	463	0	0	425	816
<b>Halton Region</b>	710	619	157	524	0	155	867	1,298
Burlington	10	17	9	290	0	155	19	462
Halton Hills	19	131	0	0	0	0	19	131
Milton	386	351	148	0	0	0	534	351
Oakville	295	120	0	234	0	0	295	354
<b>Durham Region</b>	774	686	20	37	96	75	890	798
Ajax	297	168	0	16	0	0	297	184
Brock	6	6	0	0	0	0	6	6
Clarington	222	93	14	0	0	27	236	120
Oshawa	110	168	0	0	96	48	206	216
Pickering	99	199	6	0	0	0	105	199
Scugog	2	2	0	0	0	0	2	2
Uxbridge	2	3	0	0	0	0	2	3
Whitby	36	47	0	21	0	0	36	68
<b>Remainder of Toronto CMA</b>	169	209	3	7	0	0	172	216
Bradford West Gwillimbury	59	129	0	0	0	0	59	129
Town of Mono	3	3	3	3	0	0	6	6
New Tecumseth	76	47	0	4	0	0	76	51
Orangeville	31	30	0	0	0	0	31	30
<b>Toronto CMA</b>	3,434	4,165	6,292	4,772	399	13	10,125	8,950
<b>Oshawa CMA</b>	368	308	14	21	96	75	478	404
<b>Greater Toronto Area (GTA)</b>	3,651	4,289	6,312	5,076	495	243	10,458	9,608

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
<b>Toronto City</b>	43	76	16	4	48	48	1,133	3,341	1,240	3,469	-64.3
Toronto	12	19	0	2	14	0	1,036	2,282	1,062	2,303	-53.9
East York	1	7	0	0	0	0	0	0	1	7	-85.7
Etobicoke	8	14	0	0	0	17	0	0	8	31	-74.2
North York	14	18	16	0	0	10	0	1,059	30	1,087	-97.2
Scarborough	8	18	0	2	34	21	97	0	139	41	**
York	0	0	0	0	0	0	0	0	0	0	n/a
<b>York Region</b>	188	218	32	60	70	91	920	0	1,210	369	**
Aurora	0	2	0	0	0	24	0	0	0	26	-100.0
East Gwillimbury	4	1	6	0	6	0	0	0	16	1	**
Georgina Township	6	4	0	0	0	0	0	0	6	4	50.0
King Township	19	47	0	0	21	21	0	0	40	68	-41.2
Markham	46	47	26	54	26	32	712	0	810	133	**
Newmarket	34	22	0	0	0	0	0	0	34	22	54.5
Richmond Hill	23	8	0	4	5	10	208	0	236	22	**
Vaughan	47	44	0	2	12	4	0	0	59	50	18.0
Whitchurch-Stouffville	9	43	0	0	0	0	0	0	9	43	-79.1
<b>Peel Region</b>	242	362	132	106	121	188	0	196	495	852	-41.9
Brampton	165	332	116	106	121	188	0	0	402	626	-35.8
Caledon	37	19	0	0	0	0	0	0	37	19	94.7
Mississauga	40	11	16	0	0	0	0	196	56	207	-72.9
<b>Halton Region</b>	151	76	18	0	83	5	0	52	252	133	89.5
Burlington	12	8	0	0	9	0	0	0	21	8	162.5
Halton Hills	13	5	0	0	4	0	0	0	17	5	**
Milton	30	54	18	0	16	0	0	0	64	54	18.5
Oakville	96	9	0	0	54	5	0	52	150	66	127.3
<b>Durham Region</b>	99	119	0	6	69	29	9	0	177	154	14.9
Ajax	21	35	0	4	45	0	0	0	66	39	69.2
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	21	23	0	2	10	7	2	0	33	32	3.1
Oshawa	40	21	0	0	0	16	7	0	47	37	27.0
Pickering	6	12	0	0	0	0	0	0	6	12	-50.0
Scugog	2	2	0	0	0	0	0	0	2	2	0.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	7	24	0	0	14	6	0	0	21	30	-30.0
<b>Remainder of Toronto CMA</b>	59	53	12	0	14	0	0	0	85	53	60.4
Bradford West Gwillimbury	50	40	8	0	14	0	0	0	72	40	80.0
Town of Mono	2	1	0	0	0	0	0	0	2	1	100.0
New Tecumseth	7	9	4	0	0	0	0	0	11	9	22.2
Orangeville	0	3	0	0	0	0	0	0	0	3	-100.0
<b>Toronto CMA</b>	700	825	210	174	372	332	2,053	3,589	3,335	4,920	-32.2
<b>Oshawa CMA</b>	68	68	0	2	24	29	9	0	101	99	2.0
<b>Greater Toronto Area (GTA)</b>	723	851	198	176	391	361	2,062	3,589	3,374	4,977	-32.2

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - April 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
<b>Toronto City</b>	317	305	28	96	107	271	3,437	6,179	3,889	6,851	-43.2
Toronto	52	66	4	8	18	12	2,897	4,124	2,971	4,210	-29.4
East York	8	24	0	0	0	0	105	0	113	24	**
Etobicoke	58	72	4	68	0	68	338	483	400	691	-42.1
North York	156	104	18	10	9	164	0	1,258	183	1,536	-88.1
Scarborough	35	30	2	2	80	27	97	314	214	373	-42.6
York	8	9	0	8	0	0	0	0	8	17	-52.9
<b>York Region</b>	862	1,017	128	160	382	550	921	539	2,293	2,266	1.2
Aurora	0	21	0	0	0	24	0	0	0	45	-100.0
East Gwillimbury	15	22	14	4	6	6	0	0	35	32	9.4
Georgina Township	35	40	0	2	11	0	0	0	46	42	9.5
King Township	89	80	0	0	36	27	0	0	125	107	16.8
Markham	224	262	90	134	209	172	713	28	1,236	596	107.4
Newmarket	150	56	18	0	0	34	0	0	168	90	86.7
Richmond Hill	131	55	2	8	75	69	208	289	416	421	-1.2
Vaughan	161	248	4	12	38	205	0	118	203	583	-65.2
Whitchurch-Stouffville	57	233	0	0	7	13	0	104	64	350	-81.7
<b>Peel Region</b>	1,036	1,116	402	349	366	323	192	196	1,996	1,984	0.6
Brampton	761	927	282	344	329	237	0	0	1,372	1,508	-9.0
Caledon	163	132	24	3	0	58	0	0	187	193	-3.1
Mississauga	112	57	96	2	37	28	192	196	437	283	54.4
<b>Halton Region</b>	340	326	30	34	386	206	0	376	756	942	-19.7
Burlington	29	28	0	0	42	10	0	186	71	224	-68.3
Halton Hills	87	7	2	0	61	0	0	0	150	7	**
Milton	38	240	28	34	219	119	0	50	285	443	-35.7
Oakville	186	51	0	0	64	77	0	140	250	268	-6.7
<b>Durham Region</b>	325	508	12	34	125	126	9	30	471	698	-32.5
Ajax	60	108	4	16	45	9	0	0	109	133	-18.0
Brock	3	5	0	0	0	0	0	0	3	5	-40.0
Clarington	85	115	4	2	23	13	2	0	114	130	-12.3
Oshawa	92	98	4	16	0	26	7	0	103	140	-26.4
Pickering	17	97	0	0	22	5	0	0	39	102	-61.8
Scugog	8	4	0	0	0	0	0	0	8	4	100.0
Uxbridge	19	11	0	0	0	0	0	0	19	11	72.7
Whitby	41	70	0	0	35	73	0	30	76	173	-56.1
<b>Remainder of Toronto CMA</b>	215	230	20	30	14	17	0	0	249	277	-10.1
Bradford West Gwillimbury	102	126	12	24	14	6	0	0	128	156	-17.9
Town of Mono	7	7	0	0	0	0	0	0	7	7	0.0
New Tecumseth	99	74	8	6	0	4	0	0	107	84	27.4
Orangeville	7	23	0	0	0	7	0	0	7	30	-76.7
<b>Toronto CMA</b>	2,837	3,182	612	685	1,280	1,371	4,550	7,104	9,279	12,342	-24.8
<b>Oshawa CMA</b>	218	283	8	18	58	112	9	30	293	443	-33.9
<b>Greater Toronto Area (GTA)</b>	2,880	3,272	600	673	1,366	1,476	4,559	7,320	9,405	12,741	-26.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
<b>Toronto City</b>	48	48	0	0	1,133	2,914	0	427
Toronto	14	0	0	0	1,036	1,855	0	427
East York	0	0	0	0	0	0	0	0
Etobicoke	0	17	0	0	0	0	0	0
North York	0	10	0	0	0	1,059	0	0
Scarborough	34	21	0	0	97	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	70	91	0	0	918	0	2	0
Aurora	0	24	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	21	21	0	0	0	0	0	0
Markham	26	32	0	0	710	0	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	5	10	0	0	208	0	0	0
Vaughan	12	4	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	121	188	0	0	0	196	0	0
Brampton	121	188	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	196	0	0
<b>Halton Region</b>	83	5	0	0	0	52	0	0
Burlington	9	0	0	0	0	0	0	0
Halton Hills	4	0	0	0	0	0	0	0
Milton	16	0	0	0	0	0	0	0
Oakville	54	5	0	0	0	52	0	0
<b>Durham Region</b>	69	29	0	0	2	0	7	0
Ajax	45	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	7	0	0	2	0	0	0
Oshawa	0	16	0	0	0	0	7	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	14	6	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	14	0	0	0	0	0	0	0
Bradford West Gwillimbury	14	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	372	332	0	0	2,051	3,162	2	427
<b>Oshawa CMA</b>	24	29	0	0	2	0	7	0
<b>Greater Toronto Area (GTA)</b>	391	361	0	0	2,053	3,162	9	427

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - April 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	107	271	0	0	3,260	5,278	177	901
Toronto	18	12	0	0	2,720	3,223	177	901
East York	0	0	0	0	105	0	0	0
Etobicoke	0	68	0	0	338	483	0	0
North York	9	164	0	0	0	1,258	0	0
Scarborough	80	27	0	0	97	314	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	382	550	0	0	918	539	3	0
Aurora	0	24	0	0	0	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	36	27	0	0	0	0	0	0
Markham	209	172	0	0	710	28	3	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	75	69	0	0	208	289	0	0
Vaughan	38	205	0	0	0	118	0	0
Whitchurch-Stouffville	7	13	0	0	0	104	0	0
<b>Peel Region</b>	366	323	0	0	192	196	0	0
Brampton	329	237	0	0	0	0	0	0
Caledon	0	58	0	0	0	0	0	0
Mississauga	37	28	0	0	192	196	0	0
<b>Halton Region</b>	386	206	0	0	0	374	0	2
Burlington	42	10	0	0	0	186	0	0
Halton Hills	61	0	0	0	0	0	0	0
Milton	219	119	0	0	0	48	0	2
Oakville	64	77	0	0	0	140	0	0
<b>Durham Region</b>	125	126	0	0	2	30	7	0
Ajax	45	9	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	13	0	0	2	0	0	0
Oshawa	0	26	0	0	0	0	7	0
Pickering	22	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	35	73	0	0	0	30	0	0
<b>Remainder of Toronto CMA</b>	14	17	0	0	0	0	0	0
Bradford West Gwillimbury	14	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
<b>Toronto CMA</b>	1,280	1,371	0	0	4,370	6,201	180	903
<b>Oshawa CMA</b>	58	112	0	0	2	30	7	0
<b>Greater Toronto Area (GTA)</b>	1,366	1,476	0	0	4,372	6,417	187	903

Source: CMHC (Starts and Completions Survey)



Table 3.4: Completions by Submarket and by Intended Market

April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
<b>Toronto City</b>	107	105	1,133	2,937	0	427	1,240	3,469
Toronto	26	21	1,036	1,855	0	427	1,062	2,303
East York	1	7	0	0	0	0	1	7
Etobicoke	8	14	0	17	0	0	8	31
North York	30	28	0	1,059	0	0	30	1,087
Scarborough	42	35	97	6	0	0	139	41
York	0	0	0	0	0	0	0	0
<b>York Region</b>	290	369	918	0	2	0	1,210	369
Aurora	0	26	0	0	0	0	0	26
East Gwillimbury	16	1	0	0	0	0	16	1
Georgina Township	6	4	0	0	0	0	6	4
King Township	40	68	0	0	0	0	40	68
Markham	98	133	710	0	2	0	810	133
Newmarket	34	22	0	0	0	0	34	22
Richmond Hill	28	22	208	0	0	0	236	22
Vaughan	59	50	0	0	0	0	59	50
Whitchurch-Stouffville	9	43	0	0	0	0	9	43
<b>Peel Region</b>	489	656	6	196	0	0	495	852
Brampton	396	626	6	0	0	0	402	626
Caledon	37	19	0	0	0	0	37	19
Mississauga	56	11	0	196	0	0	56	207
<b>Halton Region</b>	237	81	15	52	0	0	252	133
Burlington	12	8	9	0	0	0	21	8
Halton Hills	17	5	0	0	0	0	17	5
Milton	64	54	0	0	0	0	64	54
Oakville	144	14	6	52	0	0	150	66
<b>Durham Region</b>	156	131	14	22	7	1	177	154
Ajax	66	39	0	0	0	0	66	39
Brock	0	1	0	0	0	0	0	1
Clarington	33	32	0	0	0	0	33	32
Oshawa	40	20	0	16	7	1	47	37
Pickering	6	12	0	0	0	0	6	12
Scugog	2	2	0	0	0	0	2	2
Uxbridge	2	1	0	0	0	0	2	1
Whitby	7	24	14	6	0	0	21	30
<b>Remainder of Toronto CMA</b>	82	51	3	2	0	0	85	53
Bradford West Gwillimbury	72	40	0	0	0	0	72	40
Town of Mono	1	0	1	1	0	0	2	1
New Tecumseth	9	8	2	1	0	0	11	9
Orangeville	0	3	0	0	0	0	0	3
<b>Toronto CMA</b>	1,267	1,306	2,066	3,187	2	427	3,335	4,920
<b>Oshawa CMA</b>	80	76	14	22	7	1	101	99
<b>Greater Toronto Area (GTA)</b>	1,279	1,342	2,086	3,207	9	428	3,374	4,977

Source: CMHC (Starts and Completions Survey)



**Table 3.5: Completions by Submarket and by Intended Market**  
**January - April 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	443	593	3,269	5,357	177	901	3,889	6,851
Toronto	74	86	2,720	3,223	177	901	2,971	4,210
East York	8	24	105	0	0	0	113	24
Etobicoke	62	140	338	551	0	0	400	691
North York	174	273	9	1,263	0	0	183	1,536
Scarborough	117	53	97	320	0	0	214	373
York	8	17	0	0	0	0	8	17
<b>York Region</b>	1,365	1,630	925	636	3	0	2,293	2,266
Aurora	0	43	0	2	0	0	0	45
East Gwillimbury	35	32	0	0	0	0	35	32
Georgina Township	46	42	0	0	0	0	46	42
King Township	125	107	0	0	0	0	125	107
Markham	523	568	710	28	3	0	1,236	596
Newmarket	168	90	0	0	0	0	168	90
Richmond Hill	201	120	215	301	0	0	416	421
Vaughan	203	382	0	201	0	0	203	583
Whitchurch-Stouffville	64	246	0	104	0	0	64	350
<b>Peel Region</b>	1,743	1,760	253	224	0	0	1,996	1,984
Brampton	1,320	1,508	52	0	0	0	1,372	1,508
Caledon	187	193	0	0	0	0	187	193
Mississauga	236	59	201	224	0	0	437	283
<b>Halton Region</b>	704	485	52	455	0	2	756	942
Burlington	41	38	30	186	0	0	71	224
Halton Hills	150	7	0	0	0	0	150	7
Milton	269	385	16	56	0	2	285	443
Oakville	244	55	6	213	0	0	250	268
<b>Durham Region</b>	429	594	35	103	7	1	471	698
Ajax	109	124	0	9	0	0	109	133
Brock	3	5	0	0	0	0	3	5
Clarington	114	130	0	0	0	0	114	130
Oshawa	96	113	0	26	7	1	103	140
Pickering	39	102	0	0	0	0	39	102
Scugog	8	4	0	0	0	0	8	4
Uxbridge	19	11	0	0	0	0	19	11
Whitby	41	105	35	68	0	0	76	173
<b>Remainder of Toronto CMA</b>	242	261	7	16	0	0	249	277
Bradford West Gwillimbury	128	156	0	0	0	0	128	156
Town of Mono	4	2	3	5	0	0	7	7
New Tecumseth	103	73	4	11	0	0	107	84
Orangeville	7	30	0	0	0	0	7	30
<b>Toronto CMA</b>	4,623	4,928	4,476	6,511	180	903	9,279	12,342
<b>Oshawa CMA</b>	251	348	35	94	7	1	293	443
<b>Greater Toronto Area (GTA)</b>	4,684	5,062	4,534	6,775	187	904	9,405	12,741

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2014**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2014	1	2.9	0	0.0	1	2.9	3	8.6	30	85.7	35	2,225,000	2,340,057
April 2013	0	0.0	0	0.0	0	0.0	2	3.9	49	96.1	51	1,429,900	1,582,337
Year-to-date 2014	1	0.3	2	0.7	3	1.0	30	10.0	263	88.0	299	1,300,000	1,542,147
Year-to-date 2013	0	0.0	2	0.8	1	0.4	21	8.5	224	90.3	248	1,384,000	1,520,188
Toronto													
April 2014	1	8.3	0	0.0	0	0.0	0	0.0	11	91.7	12	1,346,500	1,671,083
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,287,500	1,396,917
Year-to-date 2014	1	1.5	0	0.0	0	0.0	0	0.0	64	98.5	65	1,295,000	1,532,631
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	7.8	47	92.2	51	1,290,000	1,746,508
East York													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2013	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,300,000	1,284,769
Etobicoke													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,829,000	1,821,300
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	5.4	53	94.6	56	1,195,000	1,369,584
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	13.0	60	87.0	69	1,419,000	1,467,061
North York													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,000,000	3,640,000
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,649,500	1,693,715
Year-to-date 2014	0	0.0	1	0.7	1	0.7	6	4.4	127	94.1	135	1,800,000	1,823,500
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	92	100.0	92	1,494,750	1,643,210
Scarborough													
April 2014	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
April 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	1	3.2	2	6.5	18	58.1	10	32.3	31	726,000	845,376
Year-to-date 2013	0	0.0	2	15.4	1	7.7	2	15.4	8	61.5	13	850,000	764,846
York													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	844,345	888,728

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**April 2014**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2014	13	6.9	3	1.6	24	12.7	41	21.7	108	57.1	189	849,990	874,002
April 2013	5	2.3	11	5.1	61	28.4	96	44.7	42	19.5	215	720,990	746,646
Year-to-date 2014	56	6.5	31	3.6	121	14.1	209	24.4	439	51.3	856	814,490	861,321
Year-to-date 2013	60	5.9	75	7.4	255	25.3	451	44.7	168	16.7	1,009	678,990	725,595
Aurora													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
East Gwillimbury													
April 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	11	73.3	4	26.7	0	0.0	0	0.0	0	0.0	15	449,990	444,723
Year-to-date 2013	19	86.4	2	9.1	0	0.0	1	4.5	0	0.0	22	439,990	441,308
Georgina Township													
April 2014	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
April 2013	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2014	25	71.4	0	0.0	0	0.0	2	5.7	8	22.9	35	376,990	524,105
Year-to-date 2013	27	67.5	4	10.0	3	7.5	3	7.5	3	7.5	40	369,990	468,463
King Township													
April 2014	0	0.0	1	5.3	0	0.0	0	0.0	18	94.7	19	881,990	956,514
April 2013	0	0.0	0	0.0	0	0.0	25	53.2	22	46.8	47	787,990	865,246
Year-to-date 2014	0	0.0	1	1.2	1	1.2	10	11.9	72	85.7	84	879,990	987,595
Year-to-date 2013	0	0.0	0	0.0	1	1.3	44	55.7	34	43.0	79	778,990	851,409
Markham													
April 2014	0	0.0	0	0.0	19	41.3	12	26.1	15	32.6	46	709,990	860,998
April 2013	0	0.0	5	10.9	17	37.0	20	43.5	4	8.7	46	662,945	665,729
Year-to-date 2014	0	0.0	2	0.9	43	19.2	62	27.7	117	52.2	224	815,990	916,144
Year-to-date 2013	4	1.5	23	8.8	93	35.6	102	39.1	39	14.9	261	661,990	694,238
Newmarket													
April 2014	4	11.8	2	5.9	4	11.8	22	64.7	2	5.9	34	729,400	682,609
April 2013	0	0.0	0	0.0	9	42.9	12	57.1	0	0.0	21	669,900	666,424
Year-to-date 2014	19	12.6	22	14.6	37	24.5	70	46.4	3	2.0	151	633,900	623,006
Year-to-date 2013	0	0.0	2	3.6	12	21.8	41	74.5	0	0.0	55	693,900	679,545
Richmond Hill													
April 2014	0	0.0	0	0.0	0	0.0	3	12.5	21	87.5	24	941,000	1,134,620
April 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2014	0	0.0	0	0.0	1	0.7	30	22.4	103	76.9	134	865,990	1,040,268
Year-to-date 2013	0	0.0	0	0.0	4	7.4	22	40.7	28	51.9	54	818,995	1,003,123
Vaughan													
April 2014	0	0.0	0	0.0	1	2.1	4	8.5	42	89.4	47	957,990	951,304
April 2013	0	0.0	0	0.0	5	11.4	36	81.8	3	6.8	44	765,495	738,535
Year-to-date 2014	0	0.0	0	0.0	26	16.8	15	9.7	114	73.5	155	900,990	937,870
Year-to-date 2013	1	0.4	0	0.0	10	4.0	188	76.1	48	19.4	247	742,000	838,403
Whitchurch-Stouffville													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2013	2	4.7	6	14.0	29	67.4	2	4.7	4	9.3	43	593,900	630,450
Year-to-date 2014	1	1.7	2	3.4	13	22.4	20	34.5	22	37.9	58	691,400	780,380
Year-to-date 2013	9	3.9	43	18.5	129	55.4	48	20.6	4	1.7	233	592,900	601,702

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2014	19	7.4	50	19.5	76	29.7	62	24.2	49	19.1	256	626,900	679,211
April 2013	26	7.3	111	31.1	113	31.7	92	25.8	15	4.2	357	576,990	601,289
Year-to-date 2014	148	14.3	269	26.1	250	24.2	244	23.6	121	11.7	1,032	589,900	627,357
Year-to-date 2013	165	14.8	373	33.4	287	25.7	224	20.1	68	6.1	1,117	556,900	595,680
Brampton													
April 2014	15	8.4	48	26.8	65	36.3	43	24.0	8	4.5	179	602,900	604,965
April 2013	25	7.6	101	30.9	103	31.5	84	25.7	14	4.3	327	576,990	602,605
Year-to-date 2014	139	18.4	234	30.9	194	25.6	144	19.0	46	6.1	757	555,900	584,004
Year-to-date 2013	157	16.9	336	36.2	229	24.7	183	19.7	23	2.5	928	541,990	562,369
Caledon													
April 2014	4	10.8	2	5.4	11	29.7	16	43.2	4	10.8	37	669,900	648,657
April 2013	1	5.3	6	31.6	3	15.8	8	42.1	1	5.3	19	606,900	606,020
Year-to-date 2014	9	5.5	35	21.5	56	34.4	48	29.4	15	9.2	163	614,900	626,701
Year-to-date 2013	8	6.1	32	24.2	51	38.6	33	25.0	8	6.1	132	602,900	615,779
Mississauga													
April 2014	0	0.0	0	0.0	0	0.0	3	7.5	37	92.5	40	954,500	1,039,725
April 2013	0	0.0	4	36.4	7	63.6	0	0.0	0	0.0	11	559,900	553,991
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	46.4	60	53.6	112	850,000	921,329
Year-to-date 2013	0	0.0	5	8.8	7	12.3	8	14.0	37	64.9	57	850,000	1,091,465
Halton Region													
April 2014	0	0.0	22	14.7	6	4.0	80	53.3	42	28.0	150	754,990	821,380
April 2013	28	35.4	24	30.4	9	11.4	0	0.0	18	22.8	79	460,900	763,996
Year-to-date 2014	1	0.3	36	10.6	58	17.0	137	40.2	109	32.0	341	720,900	923,138
Year-to-date 2013	157	47.0	62	18.6	30	9.0	9	2.7	76	22.8	334	450,900	752,186
Burlington													
April 2014	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	900,000	2,003,635
April 2013	0	0.0	0	0.0	7	77.8	0	0.0	2	22.2	9	--	--
Year-to-date 2014	1	3.4	0	0.0	9	31.0	7	24.1	12	41.4	29	724,990	1,400,066
Year-to-date 2013	0	0.0	1	3.2	16	51.6	1	3.2	13	41.9	31	630,000	1,115,645
Halton Hills													
April 2014	0	0.0	0	0.0	2	15.4	11	84.6	0	0.0	13	671,900	686,907
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	13	14.9	38	43.7	30	34.5	6	6.9	87	629,900	655,909
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Milton													
April 2014	0	0.0	22	73.3	0	0.0	8	26.7	0	0.0	30	499,900	550,833
April 2013	28	51.9	24	44.4	2	3.7	0	0.0	0	0.0	54	449,900	445,420
Year-to-date 2014	0	0.0	23	60.5	4	10.5	10	26.3	1	2.6	38	510,900	570,642
Year-to-date 2013	157	65.4	60	25.0	5	2.1	2	0.8	16	6.7	240	425,900	470,201
Oakville													
April 2014	0	0.0	0	0.0	1	1.0	59	61.5	36	37.5	96	770,000	788,669
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	2,000,000	2,057,091
Year-to-date 2014	0	0.0	0	0.0	7	3.7	90	48.1	90	48.1	187	770,990	1,045,132
Year-to-date 2013	0	0.0	1	1.8	9	16.1	5	8.9	41	73.2	56	1,550,000	1,707,265

Source: CMHC (Market Absorption Survey)



Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2014	38	38.8	25	25.5	21	21.4	6	6.1	8	8.2	98	470,490	531,957
April 2013	34	31.8	29	27.1	23	21.5	19	17.8	2	1.9	107	519,900	523,925
Year-to-date 2014	117	37.0	90	28.5	62	19.6	28	8.9	19	6.0	316	484,990	519,845
Year-to-date 2013	198	41.1	92	19.1	79	16.4	83	17.2	30	6.2	482	501,495	523,799
Ajax													
April 2014	2	9.5	8	38.1	7	33.3	3	14.3	1	4.8	21	561,600	585,557
April 2013	0	0.0	6	23.1	13	50.0	6	23.1	1	3.8	26	572,100	591,431
Year-to-date 2014	5	8.3	23	38.3	25	41.7	5	8.3	2	3.3	60	564,950	567,660
Year-to-date 2013	3	3.3	24	26.7	38	42.2	24	26.7	1	1.1	90	590,000	590,359
Brock													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2014	15	71.4	3	14.3	2	9.5	0	0.0	1	4.8	21	381,490	418,740
April 2013	17	73.9	5	21.7	0	0.0	1	4.3	0	0.0	23	358,990	393,143
Year-to-date 2014	51	62.2	12	14.6	9	11.0	7	8.5	3	3.7	82	400,995	448,560
Year-to-date 2013	91	79.1	15	13.0	3	2.6	2	1.7	4	3.5	115	364,990	394,240
Oshawa													
April 2014	17	42.5	11	27.5	9	22.5	2	5.0	1	2.5	40	462,490	485,910
April 2013	12	60.0	8	40.0	0	0.0	0	0.0	0	0.0	20	426,990	425,368
Year-to-date 2014	51	54.8	24	25.8	14	15.1	3	3.2	1	1.1	93	437,990	459,510
Year-to-date 2013	66	66.7	19	19.2	10	10.1	4	4.0	0	0.0	99	408,900	436,212
Pickering													
April 2014	0	0.0	1	16.7	1	16.7	0	0.0	4	66.7	6	--	--
April 2013	1	8.3	2	16.7	0	0.0	9	75.0	0	0.0	12	791,650	706,583
Year-to-date 2014	0	0.0	1	5.9	3	17.6	5	29.4	8	47.1	17	799,900	867,718
Year-to-date 2013	10	10.3	10	10.3	15	15.5	45	46.4	17	17.5	97	693,300	675,600
Scugog													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	2	10.5	10	52.6	4	21.1	3	15.8	0	0.0	19	498,800	541,951
Year-to-date 2013	1	9.1	0	0.0	1	9.1	3	27.3	6	54.5	11	1,066,660	938,159
Whitby													
April 2014	3	37.5	1	12.5	2	25.0	1	12.5	1	12.5	8	--	--
April 2013	4	16.0	8	32.0	9	36.0	3	12.0	1	4.0	25	564,990	563,372
Year-to-date 2014	8	17.8	20	44.4	7	15.6	5	11.1	5	11.1	45	520,990	569,929
Year-to-date 2013	27	38.6	24	34.3	12	17.1	5	7.1	2	2.9	70	490,445	499,476

Source: CMHC (Market Absorption Survey)



Table 4: Absorbed Single-Detached Units by Price Range

April 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2014	22	37.9	13	22.4	0	0.0	0	0.0	23	39.7	58	464,990	710,996
April 2013	54	100.0	0	0.0	0	0.0	0	0.0	0	0.0	54	370,995	371,076
Year-to-date 2014	154	72.0	31	14.5	0	0.0	6	2.8	23	10.7	214	394,990	479,887
Year-to-date 2013	221	95.7	7	3.0	0	0.0	0	0.0	3	1.3	231	381,900	382,614
Bradford West Gwillimbury													
April 2014	15	30.0	13	26.0	0	0.0	0	0.0	22	44.0	50	479,990	747,536
April 2013	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	405,990	378,340
Year-to-date 2014	64	63.4	14	13.9	0	0.0	1	1.0	22	21.8	101	419,990	566,468
Year-to-date 2013	120	95.2	4	3.2	0	0.0	0	0.0	2	1.6	126	405,990	403,302
Town of Mono													
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	2	28.6	2	28.6	0	0.0	2	28.6	1	14.3	7	--	--
Year-to-date 2013	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	--	--
New Tecumseth													
April 2014	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
April 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2014	82	82.8	15	15.2	0	0.0	2	2.0	0	0.0	99	364,990	381,788
Year-to-date 2013	74	100.0	0	0.0	0	0.0	0	0.0	0	0.0	74	334,990	337,085
Orangeville													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
Year-to-date 2013	21	87.5	3	12.5	0	0.0	0	0.0	0	0.0	24	378,900	386,953
Toronto CMA													
April 2014	58	8.2	98	13.9	112	15.9	187	26.5	251	35.6	706	715,900	824,914
April 2013	114	14.5	154	19.6	190	24.2	205	26.1	123	15.6	786	600,250	703,719
Year-to-date 2014	366	13.0	403	14.3	455	16.2	632	22.5	953	33.9	2,809	690,990	812,323
Year-to-date 2013	617	19.9	552	17.8	611	19.7	776	25.0	550	17.7	3,106	604,900	711,050
Oshawa CMA													
April 2014	35	50.7	15	21.7	13	18.8	3	4.3	3	4.3	69	445,490	479,903
April 2013	33	48.5	21	30.9	9	13.2	4	5.9	1	1.5	68	456,945	465,205
Year-to-date 2014	110	50.0	56	25.5	30	13.6	15	6.8	9	4.1	220	447,745	478,014
Year-to-date 2013	184	64.8	58	20.4	25	8.8	11	3.9	6	2.1	284	399,990	434,809
Greater Toronto Area													
April 2014	71	9.8	100	13.7	128	17.6	192	26.4	237	32.6	728	703,445	819,100
April 2013	93	11.5	175	21.6	206	25.5	209	25.8	126	15.6	809	601,000	707,421
Year-to-date 2014	323	11.4	428	15.0	494	17.4	648	22.8	951	33.4	2,844	688,900	817,470
Year-to-date 2013	580	18.2	604	18.9	652	20.4	788	24.7	566	17.7	3,190	603,990	714,172

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**April 2014**

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
<b>Toronto City</b>	2,340,057	1,582,337	47.9	1,542,147	1,520,188	1.4
Toronto	1,671,083	1,396,917	19.6	1,532,631	1,746,508	-12.2
East York	--	--	n/a	--	1,284,769	n/a
Etobicoke	--	1,821,300	n/a	1,369,584	1,467,061	-6.6
North York	3,640,000	1,693,715	114.9	1,823,500	1,643,210	11.0
Scarborough	--	--	n/a	845,376	764,846	10.5
York	--	--	n/a	--	888,728	n/a
<b>York Region</b>	874,002	746,646	17.1	861,321	725,595	18.7
Aurora	--	--	n/a	--	910,829	n/a
East Gwillimbury	--	--	n/a	444,723	441,308	0.8
Georgina Township	--	--	n/a	524,105	468,463	11.9
King Township	956,514	865,246	10.5	987,595	851,409	16.0
Markham	860,998	665,729	29.3	916,144	694,238	32.0
Newmarket	682,609	666,424	2.4	623,006	679,545	-8.3
Richmond Hill	1,134,620	--	n/a	1,040,268	1,003,123	3.7
Vaughan	951,304	738,535	28.8	937,870	838,403	11.9
Whitchurch-Stouffville	--	630,450	n/a	780,380	601,702	29.7
<b>Peel Region</b>	679,211	601,289	13.0	627,357	595,680	5.3
Brampton	604,965	602,605	0.4	584,004	562,369	3.8
Caledon	648,657	606,020	7.0	626,701	615,779	1.8
Mississauga	1,039,725	553,991	87.7	921,329	1,091,465	-15.6
<b>Halton Region</b>	821,380	763,996	7.5	923,138	752,186	22.7
Burlington	2,003,635	--	n/a	1,400,066	1,115,645	25.5
Halton Hills	686,907	--	n/a	655,909	--	n/a
Milton	550,833	445,420	23.7	570,642	470,201	21.4
Oakville	788,669	2,057,091	-61.7	1,045,132	1,707,265	-38.8
<b>Durham Region</b>	531,957	523,925	1.5	519,845	523,799	-0.8
Ajax	585,557	591,431	-1.0	567,660	590,359	-3.8
Brock	--	--	n/a	--	--	n/a
Clarington	418,740	393,143	6.5	448,560	394,240	13.8
Oshawa	485,910	425,368	14.2	459,510	436,212	5.3
Pickering	--	706,583	n/a	867,718	675,600	28.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	541,951	938,159	-42.2
Whitby	--	563,372	n/a	569,929	499,476	14.1
<b>Remainder of Toronto CMA</b>	710,996	371,076	91.6	479,887	382,614	25.4
Bradford West Gwillimbury	747,536	378,340	97.6	566,468	403,302	40.5
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	381,788	337,085	13.3
Orangeville	--	--	n/a	--	386,953	n/a
<b>Toronto CMA</b>	824,914	703,719	17.2	812,323	711,050	14.2
<b>Oshawa CMA</b>	479,903	465,205	3.2	478,014	434,809	9.9
<b>Greater Toronto Area (GTA)</b>	819,100	707,421	15.8	817,470	714,172	14.5

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Toronto**  
**April 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,391	17,351	13,185	56.1	577,898	9.8	555,634
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	YTD 2013	27,710	-12.4		54,674			514,354	2.4	
	YTD 2014	27,653	-0.2		51,899			559,189	8.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa

April 2014

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	488	-12.2	785	989	1,191	65.9	331,514	4.8	338,300
	February	716	-11.5	821	1,072	1,134	72.4	348,474	7.7	350,582
	March	899	-20.3	730	1,412	1,084	67.4	346,697	5.8	346,865
	April	1,145	-1.9	855	1,682	1,270	67.3	353,291	4.7	344,309
	May	1,122	-5.2	843	1,837	1,376	61.3	354,968	4.7	348,428
	June	1,028	-2.2	828	1,402	1,207	68.6	358,692	5.8	349,944
	July	948	2.5	885	1,334	1,343	65.9	359,090	7.3	352,590
	August	896	4.9	910	1,235	1,279	71.1	357,105	6.3	357,728
	September	804	10.3	849	1,341	1,223	69.5	351,669	5.0	354,520
	October	870	9.2	911	1,188	1,264	72.1	359,974	7.2	361,572
	November	679	-2.9	791	849	1,131	69.9	368,257	9.7	372,167
	December	424	8.7	773	380	1,051	73.5	356,996	9.9	371,063
2014	January	459	-5.9	737	791	960	76.7	392,353	18.4	400,534
	February	593	-17.2	681	1,002	1,066	63.9	370,120	6.2	372,177
	March	900	0.1	735	1,488	1,144	64.2	376,923	8.7	376,717
	April	1,090	-4.8	810	1,631	1,229	65.9	386,589	9.4	376,815
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	YTD 2013	3,248	-11.3		5,155			347,132	5.8	
	YTD 2014	3,042	-6.3		4,912			381,389	9.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

April 2014

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79		126.4	3,154	7.8	67.8	919
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



Table 6b: Economic Indicators Oshawa CMA

April 2014

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79		126.4	199.7	7.0	67.5	955
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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